



Community & Economic Development Department
Planning & Development
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Brighton, CO 80601-8218
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Development Team Review Comments

The following comments have been provided by reviewers of your land use application. At this time, a resubmittal of your application is required before this case is ready to be scheduled for public hearing.

To prepare your resubmittal, you will be expected to provide:

- A response to each comment with a description of the revisions and the page of the response on the site plan;
- Any revised plans or renderings; and
- A list identifying any additional changes made to the original submission other than those required by staff.

Resubmittal documents must be provided electronically through e-mail or a flash drive delivered to the One-Stop Customer Service Center. The following items will be expected by our One-Stop Customer Service Center:

- One digital copy of all new materials
 - All digital materials shall be in a single PDF document
 - The single PDF document shall be bookmarked
 - If a Subdivision Improvements Agreement, Legal Description, or Development Agreement is required, then an additional Microsoft Word version of these documents shall also be provided
 - Electronic copies can be emailed to epermitcenter@adamscountyco.gov as a PDF attachment. If the files are too large to attach, the email should include an unlocked Microsoft OneDrive link. Alternatively, the resubmittal can be delivered to the One-Stop counter on a flash drive.

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica
DISTRICT 1

Kathy Henson
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5



Re-submittal Form

Case Name/ Number: _____

Case Manager: _____

Re-submitted Items:

- ☐ Development Plan/ Site Plan
- ☐ Plat
- ☐ Parking/ Landscape Plan
- ☐ Engineering Documents
- ☐ Subdivision Improvements Agreement (Microsoft Word version)
- ☐ Other: _____

*** All re-submittals must have this cover sheet and a cover letter addressing review comments.**

Please note the re-submittal review period is 21 days.

The cover letter must include the following information:

- Restate each comment that requires a response
- Provide a response below the comment with a description of the revisions
- Identify any additional changes made to the original document

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: Engineering; Planner; Right-of-Way; Addressing; Building Safety;

Neighborhood Services; Environmental; Parks; Attorney; Finance; Plan Coordination

November 18, 2025

Adams County Planning and Development Division
Attn: David Wright
4430 South Adams County Parkway
Brighton, CO 80601

Re: PRC2025-00007 - Comment #1 Response and Resubmittal

Dear Mr. Wright:

This letter contains the Applicant's responses to the County's Review Comments #1, as shown below. Furthermore, the materials attached to this letter are the Applicant's revised Written Explanation of the Project, revised Site Plan, and revised Minor Subdivision.

PLANNING COMMENTS

PLN1: Applicant provided a proposed plat that was submitted as a part of a prior application from a different applicant on this property. Applicant must submit an original plat that reflects current ownership as well as any potential changes the applicant may want to propose. The submitted proposed plat amendment was neither approved by the Board of County Commissioners nor reflects the current proposed project.

In adding a new, unplatted parcel to this subdivision, the applicant will have to create a new subdivision and this application will not be an amendment to the Petco Subdivision.

Response: Please find the new proposed plat attached with the name 7627 Dahlia Subdivision.

PLN2: It appears that request is to rezone one of two subject properties to Industrial-2 (I-2) from I-1, change lot line boundaries, and establish two new parcels- the proposal as shown on the site plan would create one two-acre lot and one 4.06 acre lot. Please confirm whether that statement is true or false in responding to an answer from the narrative of the third criteria for rezoning in the rezoning application that states, "Jadian will combine the Property and the neighboring lot to create one, compliant I-2 lot." Will this proposed subdivision create two parcels or one 6.06 acre lot. If the proposal is to create one 6.06 acre lot, it will need to be shown on the next submittal of this plat.

Response: The application narrative states, and the revised plat makes clear, that the application is requesting the creation of one 2-acre lot and one 4.06-acre lot.

PLN3: Please include lot width for each proposed lot to confirm that they will meet minimum lot width requirements. They appear to meet minimum lot width for I-2 properties (125 ft.), but they are not shown on the site plan. Please also include the length of the lot depth on an updated site plan- his review will also confirm that the lot depth-to-width ratio does not exceed 3:1.

Response: Please see these revisions included on the revised site plan.

PLN4: In an updated written narrative, please explain how the proposed subdivision meets the criteria for approval for a Minor Subdivision, Waiver for Subdivision Design Standards, and Rezoning (links provided above comments).

Response: Please see the revised narrative for a minor subdivision criteria analysis.

PLN5: Please add case number to the top right corner of each page of the plat (currently those spaces say “case number”). Case number is PRC2025-00007.

Response: The case number is included on the revised plat attached.

PLN6: Please provide the property’s legal description in a Word Document.

Response: The legal description is included in the Word Document submitted with the revised application.

PLN7: At the time of the hearing, you will need to provide a Certificate of Taxes Paid for the year of the hearing. This document is different from the provided Receipt of Payment.

Response: A Certificate of Taxes Paid will be provided at the hearing.

PLN8: It's recommended that a comp plan amendment also accompany the rezoning and subdivision. The future land use of unplatted parcel proposed to become I-2 is Industrial Low, which doesn't support I-2 zoning. You would have a better shot at meeting criteria for a rezoning if you applied for one.

Response: As detailed in the revised application narrative, the Industrial Low future land use category does not preclude rezoning to the I-2 District. Although I-2 is not listed as a “typical zone district” for the Industrial Low areas, “Typical Zone Districts depicted in the future land use categories is intended to illustrate zone districts conventionally found in a category and not an exclusive list of potentially appropriate zone districts and may be evaluated along with additional criteria.”

PLN9: Please identify which buildings don't have building permits and which ones do.

Response: Two buildings on the property are permitted (Permit R0226535: Building Number 1-Office; Permit R0226535: Building Number 2-Warehouse). The other two smaller buildings are unpermitted, but the Applicant has begun working with a general contractor for the back-permitting process.

PLN10: Please provide any past landscape variance approvals for the site. Landscaping Variance (HST2009-00383 and A-123-75)- states "15' in landscape relief." New landscape variance depends what the previous variance language states.

Response: The previous landscape variance records are attached. The CORA request team certified that this is the totality of variances on the property.

PLN11: Need proof of Water and Sewer for vacant lot. Yes. Need updated will serve from Xcel.

Response: Recent SACWSD and Xcel bills attached. The “vacant” lot is the illegally subdivided lot and there is no actual service associated with this illegal lot until subdivision.

PLN12: Please provide with your resubmittal a more detailed conceptual site plan for outdoor storage. The current one was from a previous submittal.

Response: As stated in the narrative, there is no current or planned tenant for this property, and we are not pursuing a change in use permit or site plan at this time. Accordingly, there is an updated site plan attached, but no outdoor storage is being proposed. This will be addressed when a tenant submits an application for a change in use permit.

PLN13: While it is not required as a part of this subdivision amendment case, it appears as though proposed use for property is outdoor storage. Applicant will need to establish a formal use for both properties involved in this subdivision. A Change in Use Permit will be needed to cover both of these properties and a Conditional Use Permit may be required depending on the scope of the outdoor storage in addition to an underlying Change in Use Permit.

Response: Noted. The applicant will obtain a change in use permit if needed for future use of the property.

PLN14: The Farmers Reservoir and Irrigation Company (who manages the adjacent canal) does not have any comments regarding the proposed rezoning, but did mention that it would like to be kept aware of future applications that may involve grading or changes to drainage so that it can evaluate the impact on its canal and share comments as well as potential requirements.

Response: Noted. Thank you.

PLN15: At time of scheduling public hearings, applicant will need to submit surface development forms.

Response: Noted. Thank you.

PLN16: If relevant, Traffic Impact Fees will be assessed at the time of building permit. Please find relevant fee schedules from the County here (any other service providers may have other fees): <https://epermits.adcogov.org/submittal-checklists>

Response: Noted. Thank you.

PLN17: Public Land Dedication Fee in Lieu is estimated to be \$15,063.65 and due at the time of Board of County Commissioners hearing.

Response: The Public Land Dedication Fee in Lieu will be provided at the hearing.

ENGINEERING COMMENTS

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0608H), Federal Emergency Management Agency, January 20, 2016. According to the above reference, the project site is not located within a delineated 100-year flood hazard zone; a floodplain use permit will not be required.

Response: Noted. Thank you.

ENG2: Property is not in Adams County MS4 Stormwater Permit area. A Stormwater Quality (SWQ) Permit is required, and a State Permit COR400000 WILL be required if one (1) acre or more is disturbed. Applicant is responsible for installation and maintenance of

Erosion and Sediment Control BMPs. Builder/developer is responsible for adhering to all the regulations of Adams County Ordinance 11 regarding illicit discharge.

Response: Noted. Thank you.

ENG3: A drainage report and drainage plans in accordance with Chapter 9 of the Adams County Development Review Manual are required to be completed by a registered professional engineer and submitted to Adams County for review and final approval. Drainage design shall have no adverse off-site impacts on neighboring properties or the public ROW.

Response: The Applicant consulted an engineer and because there is no current site plan being proposed or reviewed, a drainage study is premature. The future tenant will conduct a drainage study alongside their site plan when they apply for a change in use permit

ENG4: The applicant is required to complete a traffic trip generation analysis signed and stamped by a professional engineer. If the proposed scope of work shows the use of the site will generate over 20 vehicles per day, then a traffic impact study signed and stamped by a professional engineer will be required.

Response: The trip generation report prepared by Jeffrey R. Planck, P.E. was included in the first rezoning application and is attached to the resubmittal for convenience.

ENG5: The proposed site improvements are required to go through an engineering review process using the On-Site Grading and Drainage application. The developer is required to submit for review and receive approval of all civil site construction plans and reports. Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, traffic impact study. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County One Stop Customer Center the following: Engineering Review Application, Engineering Review Fee, a copy of all construction documents, plans and reports in PDF format.

Response: The applicant is not currently proposing any specific site plan or construction on the site. The future tenant will submit the proposed site improvements for review by the Engineering Department when they seek a change in use permit.

ENG6: If the applicant proposes to import greater than 10 CY of soil to this site, additional permitting is required. Per Section 4-04-02-02, of the Adams County Development Standards and Regulations, a Temporary or Special Use Permit is required to ensure that only clean,

inert soil is imported into any site within un-incorporated Adams County. A Conditional Use Permit will be required if the importation exceeds 500,000 CY.

Response: Noted. The applicant does not propose to import greater than 10 CY of soil at this time but will seek the appropriate permits if needed.

ENG7: All existing and proposed access points onto Adams County maintained right-of-way must be permitted. An Access Permit (ACC) will be required for each proposed parcel.

Response: The applicant will obtain ACC permits for each proposed parcel. Would the County prefer that the applicant submit applications for an ACC permit now or upon approval of the final plat?

ENG8: Improvements to Dahlia Street adjacent to the site are complete. No additional roadway improvements will be required.

Response: Noted. Thank you.

ENG9: The developer is responsible for the repair or replacement of any broken or damaged public infrastructure.

Response: Noted. Thank you.

ENG10: All proposed drainage facilities with maintenance access shall be within dedicated easements.

Response: Noted. Thank you.

RIGHT OF WAY COMMENTS

ROW1: Can't plat what you don't own. The property was sold to 7627 Dahlia LLC at Reception No: 2024000058460. Revise all statements of ownership accordingly and revise the opening statement for the Ownership and Dedication Certificate. The issue comes from providing a survey that was prepared with a title report of the previous ownership and was not provided, most likely, to the surveyor to revise prior to submission. This is why the requirement of current title is a part of the application process.

Response: An updated title commitment is included in this resubmittal that shows the applicant is the owner of all parcels proposed to be platted.

ROW2: You cannot amend the PETCO Subdivision by bringing in an unplatted parcel since it was outside of the original. You will need to name this subdivision.

Response: The plat attached to this resubmittal is revised to have an original name.

ROW3: Need to add a purpose statement.

Response: The purpose statement was added to the plat attached.

ROW4: The vesting deed reference as I provided works for the Preliminary Plat. A title commitment/report must be provided naming the current owner as fee simple interest, and provide a Schedule A and Schedule B. The legal description provided by the title company will cited verbatim on the final plat. The final BoCC public hearing will not be scheduled until this title report is provided and dated with a current, acceptable effective date. This requires the opening statement to be revised.

Response: A revised title report is attached to this resubmittal.

ROW5: A copy of a recorded Statement of Authority for 7627 Dahlia LLC must be provided to verify the signatories ability to execute and encumber the LLC.

Response: The copy of a recorded statement of authority is attached.

ROW6: Execution and Notary blocks will need to be revised based on current ownership.

Response: Revised and included on the plat attached.

ROW7: Notaries affirm and acknowledge the statements they do not certify. Revise.

Response: Revised and included on the plat attached.

ROW8: NOTE 7: This note must be revised to current ownership and how they provided the survey based upon current ownership.

Response: Revised and included on the plat attached.

ROW9: Review the statements contained in the Easement Statement. You don't have Tracts, etc., and it should match what the plat is doing.

Response: Noted, thank you.

ROW10: Remove NOTE 11. You are not dedicating any right-of-way, and this would be a part of the dedications statement as well.

Response: Revised.

ROW11: The Dedication Statement will be revised based upon the subdivision naming convention chosen.

Response: Revised.

ROW12: Add case number to top right-hand corner of all sheets.

Response: The case number is added to all sheets.

SHEET 2

ROW11: Be cognizant of the lot line being vacated. Unless the northern parcel line of the unplatted parcel changes, you won't vacate this leg, and only the N-S leg will be vacated. Do not vacate the line between the future Lot 1, and Lot 2.

Response: See the revised plat attached.

ROW12: What is the width of the portion of the 10' wide utility easement along the northern line of Lot 2? Or is taking it to the section center line incorrect? Look at the leader line. The line weight and style for the section center line is confusing with the rest.

Response: See the revised plat attached.

ROW13: Review the line work and delineation of the two easements intersecting in the Northeast corner along Dahlia.

Response: See the revised plat attached.

ROW14: Review line weights per comments provided on the plat. The original, older, subdivision should be similar to the line weight for the utility easements. Only the new lots of new subdivision should be bolder to draw the eye to them.

Response: See the revised plat attached.

ROW15: Be careful with what parcel line is being vacated. The north line of the unplatted parcel will become the extension of the new lot line for dividing Lot 1 and 2 of the new subdivision. You will only be vacating the N-S Leg of the western boundary of the unplatted parcel. Is this correct?

Response: Correct. See the revised plat attached.

ENVIRONMENTAL COMMENTS:

ENV1: The applicant provided a water and sewer bill for the subject parcels, dated February 2024. A current water and sewer bill and/or a will-serve letter confirming water and sewer availability and service from the applicable water and sewer provider (South Adams County Water and Sanitation District) will be required for Adams County review. The following comments will apply to subsequent permit application(s) and are provided for applicant information:

Response: An updated water and sewer bill for the parcels is attached to this resubmittal.

ENV2: Outdoor storage shall not exceed the height of the fence, unless otherwise approved.

Response: Noted. Thank you.

ENV3: The subject parcels are located within the Adams County Mineral Conservation Overlay (MCO) district, the purpose of which is to establish reasonable and uniform limitations, safeguards, and controls for the conservation and wise utilization of natural resources and for rehabilitation of excavated land. Land within this classification is designated as containing commercial mineral deposits in sufficient size parcels and in areas where extraction and rehabilitation can be undertaken while still protecting the health, safety, and welfare of the inhabitants of the area and Adams County.

Response: Noted. Thank you.

ENV4: The subject parcels are located within the MCO district but could be exempt from those requirements based on the following criteria:

- 1. Any parcel of land intended for uses that were allowed in the underlying zone district prior to July 1, 1973.**
- 2. Any parcel of land five (5) acres or less in size in existence as a separate parcel prior to July 1, 1973.**
- 3. Any parcel of land in excess of five (5) acres where it can be demonstrated the mineral resource is not of commercial quality and quantity.**

The Director of Community and Economic Development may require competent proof a lot meets these criteria, including a written opinion from the State Geological Survey, where deemed appropriate. Please provide documentation with subsequent permit application(s) if applicant can demonstrate exemption based on one or more of these requirements.

Response: As stated in the July 17th, 2025, email from Jill Carlson of the Colorado Geological Survey, even if a mineral resource is present, it would not be economically viable to extract. Therefore, the property meets the third criteria above because it is demonstrated that the mineral resource is not of commercial quality and quantity as stated by the Colorado Geological Survey.

LONG RANGE PLANNING COMMENTS

LNG1: The subject properties are currently zoned I-1 and I-2 with a future land use designation of Industrial Low and Industrial Medium, respectfully. The site is intended to be used for outdoor storage. A comprehensive plan amendment is requested. In order to support a rezoning from I-1 to I-2, a future land use designation of Industrial Medium should be requested for PIN 0172131300011. The surrounding context and the policies of the comprehensive plan would be supportive of a change in future land use designation from Industrial Low to Industrial Medium.

Response: As detailed in the revised application narrative, the Industrial Low future land use category does not preclude rezoning to the I-2 District. Although I-2 is not listed as a “typical zone district” for the Industrial Low areas, “Typical Zone Districts depicted in the future land use categories is intended to illustrate zone districts conventionally found in a category and not an exclusive list of potentially appropriate zone districts and may be evaluated along with additional criteria.” A complete legal analysis on this matter is included in the revised rezoning narrative.

This letter, along with Applicant's revised Written Explanation of the Project, revised Site Plan, trip generation letter, and Letters of Support, constitute the resubmittal for RCU23-00056. We look forward to working with County Staff on this Application. Please do not hesitate to contact me should you or Staff have any questions about this resubmittal.

Thank you for your time and attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Erik N. Carlson". The signature is fluid and cursive, with the first name "Erik" being more prominent.

Erik N. Carlson

for

FOSTER GRAHAM MILSTEIN & CALISHER, LLP



T 303-333-9810
F 303-333-9786
360 South Garfield Street
Sixth Floor
Denver, Colorado 80209

REZONING APPLICATION NARRATIVE

TO: Adams County Community Planning and Development Department
FROM: Foster Graham Milstein & Calisher, LLP ("FGMC")
DATE: May 21, 2025, **REVISED FOR RESUBMITTAL November 18, 2025**
RE: Rezoning Application Narrative for Real Property Located at 7625-7627 Dahlia Street

INTRODUCTION

Jadian Acquisitions, LLC ("Applicant") is the owner of that certain real property consisting of two (2) parcels that are located at 7625-7627 Dahlia Street (parcel nos. 0172131203003 0172131300011¹) in Adams County, Colorado ("County"). The Applicant submits this Rezoning Application Narrative as a supplement to its application for a Zoning Map amendment to rezone parcel no. 0172131300011 ("Property") from the I-1 Industrial Zone District ("I-1 District" or "I-1") to the I-2 Industrial Zone District ("I-2 District" or "I-2") ("Application").

In summary, the Applicant is seeking a rezoning alongside a minor subdivision application ("Subdivision Application") for the Property to correct the situation caused by an illegally subdivided lot created prior to the Applicant's ownership of the Property. **The Subdivision Application, in combination with this rezoning request, will result in two conforming lots zoned I-2. These applications are being reviewed in tandem under PRC2025-00007.** Currently, the Property is zoned I-1. Approval of the Subdivision Application would vacate an existing lot line and result in a lot in which a portion of the lot is zoned I-1 and the other portion is I-2. Therefore, this Application is necessary to effectuate the creation of a new legal confirming lot in a single zone district (the I-2 District), correcting the illegal subdivision of the Property and bringing the zoning of the Property into conformity with the surrounding lots.

The Application meets all of the criteria required by Section 02-02-15-06-02 of the Adams County Development Standards and Regulations ("Regulations") as explained herein, and the

¹ Prior to Jadian's purchase of the Property, the Property was comprised of three parcels 0172131203001, 0172131315001, 0172131300011). Jadian's purchase of the Property resulted put Lot 1 Block 1 of the PetCo Subdivision back under common ownership and therefore, the assessor consolidated the Property into two parcel numbers.

Applicant respectfully requests that the Adams County Board of County Commissioners (“BOCC”) approve the Application.

REZONING CRITERIA

The Planning Commission, in making their recommendation, and the Board of County Commissioners, in approving a Zoning Map amendment, shall find that the following criteria in Section 2-02-15-06-02 of the Regulations are met:

1. The Zoning Map amendment is consistent with the Adams County Comprehensive Plan.
2. The Zoning Map amendment is consistent with the purposes of these standards and regulations.
3. The Zoning Map amendment will comply with the requirements of these standards and regulations.
4. The Zoning Map amendment is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.²

The Application meets each of the rezoning criteria above as follows:

1. The Zoning Map amendment proposed by the Application is consistent with the County’s Comprehensive Plan because as shown on the Future Land Use Map, the Property has a future land use designation of industrial-low. The industrial low category includes “low impact industrial uses that primarily operate in buildings. This category may be adjacent to residential use if nuisances or pollution are minimal and sufficiently mitigated.”

We understand that the County has requested that the Applicant process an amendment to the Comprehensive Plan. However, for the reasons stated herein an unique circumstances surrounding the Property, a Comprehensive Plan amendment is not required by the Comprehensive Plan or Regulations, and processing one places an unnecessary administrative burden on the Applicant.

As shown in *Figure 1* below, all of the properties surrounding the Property are in the I-2 District and have a Future Land Use Map designation of industrial-medium, which is a land use category that includes moderate impact industrial uses that operate in buildings or openly on a site where operations can include some nuisances or pollution and adjacency to residential uses should be avoided.³

² Adams County Development Standards and Regulations 2-02-15-06-02.

³ Advancing Adams, page 17.

As stated in the Comprehensive Plan, “[t]ypical Zone Districts depicted in the future land use categories is intended **to illustrate zone districts conventionally found in a category and not an exclusive list of potentially appropriate zone districts** and **may be evaluated along with additional criteria.**”⁴ The industrial low future land use category identifies the C-5 Zone District (“C-5 District”) and the I-1 Zone District (“I-1 District”) as examples of zone districts that fit into that land use category. As stated in the Comprehensive Plan, the C-5 District and I-1 District **are not the only zone districts appropriate** for the low industrial future land use category.

Specific to this Property, the I-2 District is an appropriate zone district to apply within the low industrial future land use category. First, as shown in *Figure 1* below, the Property is surrounded by the industrial-medium future land use category and I-2 District parcels. Accordingly, a Zoning Map amendment will make the Property more compatible with surrounding land uses. Second, the I-2 District is appropriate for the industrial low future land use category because the purpose of the I-2 District is to accommodate light manufacturing, processing, fabrication, assembly, and storage of non-hazardous and/or non-obnoxious material and products as well as allowing service facilities for industries and their employees. The low-industrial future land use category supports low impact industrial uses, and the I-2 District only permits those low impact uses such as light manufacturing, processing, storage, etc. No heavy or nuisance producing industrial uses are permitted in the I-2 District. To summarize, while the I-2 District may not be appropriate for all properties with a Future Land Use designation of industrial low, the I-2 District is appropriate for the Property because of its proximity to other I-2 zoned properties.

Furthermore, **the Comprehensive Plan is clear that potential zone districts can be evaluated along with additional criteria.** The rezoning criteria 2-02-15-06-02-2 through 4 consider whether the proposed zone district is consistent with the purpose of the Regulations, compliant with the Regulations, and is compatible with the surrounding area and future development. Not only is the I-2 District compatible with the industrial-low future land use designation, but the I-2 District would make the Property:

2-02-15-06-02 (2): consistent with the purpose of the Regulations because this Application avoids “split zoning.” A purpose of the Regulations is to divide the unincorporated area of the County into zone districts deemed best suited to carry out the Regulations, which include the dimensional and design requirements for each zone district. The Property is currently illegally subdivided and curing the illegal subdivision without approving this rezoning will result in a single parcel that has “split zoning.” Facilitating development on a property with “split zoning” is

⁴ Advancing Adams, page 12.

contrary to the purpose of the Regulations, because the County cannot impose the specific dimensional and design requirement for two zone districts on a single lot; 2-02-15-06-02 (3): compliant with the Regulations in terms of minimum lot size and other dimensional requirements of a single zone district (the I-2 District); and 2-02-15-06-02 (4): compatible with the surrounding area which is wholly I-2.

Therefore, the Application is in conformance with the Comprehensive Plan and a Comprehensive Plan amendment is unnecessary to accompany this Application.

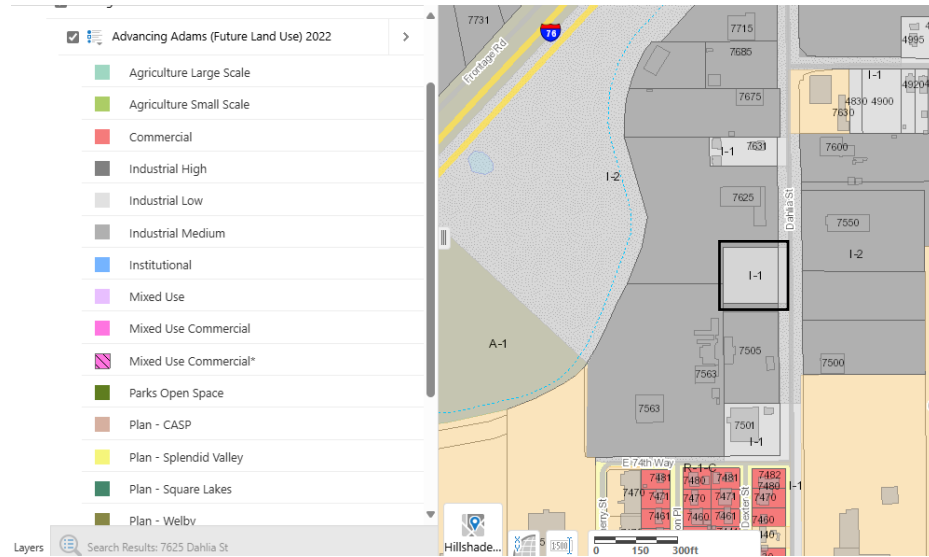


Figure 1: Zoning and Future Land Use Map with the Property shown in black.

The Property is also subject to the Southwest Area Framework Plan (“Southwest Plan”), which is a subarea plan of the County. As stated in the Comprehensive Plan, the Southwest Plan was readopted by the Comprehensive Plan, but when the two plans conflict, the Comprehensive Plan controls.⁵ Nevertheless, the Application conforms with the Southwest Plan as well because it achieves the policy goal to “Encourage development and redevelopment of clean industry on lands planned for “industrial” uses within the Southwest Area as set forth in this Comprehensive Plan.”⁶ By rezoning the Property so that all three parcels can operate cohesively for low intensity industrial uses, which are permitted by right in the I-2 District, the Application achieves the policy goal to encourage clean industry on lands that were already planned for industrial uses.

2. The Zoning Map amendment proposed by the Application is consistent with the purposes of these standards and regulations because as set forth in Section 1-01-03, the purpose and intent of the Regulations is to designate, regulate, and restrict the locations of building and

⁵ Advancing Adams, Page 9.

⁶ Southwest Area Framework Plan, Page 10.

the uses of land for residential, commercial and industrial uses as well as divide the unincorporated area of the County into zone districts of such number, shape and area as may be deemed best suited to carry out the Regulations and to provide for their administration, enforcement, and amendment.

As shown above in *Figure 1*, this rezoning will result in an industrial area that is more uniform than what currently exists. The Property is a product of an illegal subdivision. As a result, the Property remained in the I-1 District although the neighboring properties contain uses consistent with the I-2 District. Rezoning the Property to the I-2 District will help meet the purposes of the Regulations because the area is well suited to support I-2 District industrial uses as is consistent with the surrounding properties.

3. The Zoning Map amendment proposed by the Application will comply with the requirements of the standards and regulations because the Property meets the minimum lot size required in the I-2 District. This Application is being processed alongside the Subdivision Application. The site plan for the Subdivision Application, attached hereto, shows that if and when the Subdivision Application is approved, the lot line that is being vacated will result in the combination of the Property and the neighboring lot. This new lot will be 2 acres in size, meeting the minimum parcel size requirement for the I-2 District. In fact, the Subdivision Application and this Application will result in zoning of the Property that is more compliant with the Regulations than the current state of the Property. Through this Application and the Subdivision Application, Jadian will combine the Property and the neighboring lot to create one, compliant I-2 lot.
4. The Zoning Map amendment for the Property conforms with the surrounding properties because as shown in *Figure 1*, all of the surrounding properties are already zoned I-2. Jadian will not be engaging in a use that will require a conditional or special use permit. Therefore, the Application will result in a Property that is harmonious with the surrounding properties' zoning and uses, satisfying this criterion.

MINOR SUBDIVISION APPLICATION WRITTEN EXPLANATION

TO: Adams County Community Planning and Development Department
FROM: Foster Graham Milstein & Calisher, LLP (“FGMC”)
DATE: May 21, 2025, **REVISED FOR RESUBMITTAL November 18, 2025**
RE: Minor Subdivision Application Narrative for Real Property Located at 7625-7627
Dahlia Street

Jadian Acquisitions, LLC (“Applicant”) is the owner of that certain real property consisting of two (2) parcels that are located at 7625-7627 Dahlia Street (parcel nos. 0172131203003 0172131300011¹) (“Property”) in Adams County, Colorado (“County”). The Applicant submits this Minor Subdivision Application Narrative as a supplement to its application for a minor subdivision to create two new lots and cure the illegal subdivision associated with parcel no. 0172131300011. Please note this minor subdivision application is submitted alongside a rezoning application for the same Property. The minor subdivision and rezoning applications, if approved, will cure the illegal subdivision and **create two I-2 Zone District (“I-2” or “I-2 District”) parcels** as shown on the revised proposed plat titled 7627 Dahlia Subdivision.

Additionally, a minor subdivision application for this Property was submitted last year by the previous property owner (PLT24-00012) that is now expired. The Applicant is submitting this minor subdivision application alongside a rezoning application for the same Property. **These applications are being reviewed in tandem under PRC2025-00007.** As reflected in the submittal materials, this Subdivision Application (“Application”) meets each of the criteria required by 2-02-20-02-05 and 2-02-20-03-04.

ANALYSIS

1. The final plat is consistent and conforms to the approved sketch plan.

Pursuant to prior conversations with the County, the sketch plan requirement is inapplicable to this Application.

¹ Prior to Jadian’s purchase of the Property, the Property was comprised of three parcels 0172131203001, 0172131315001, 0172131300011). Jadian’s purchase of the Property resulted put Lot 1 Block 1 of the PetCo Subdivision back under common ownership and therefore, the assessor consolidated the Property into two parcel numbers.

2. The final plat is in conformance with the subdivision design standards.

The final plat is in conformance with the subdivision design standards because the proposed plat includes two lots that meet the minimum lot size of two (2) acres, and minimum lot width of one-hundred-twenty-five (125) feet. The Applicant is not seeking any variances or exceptions to the subdivision design standards for the I-2 District.

3. The applicant has provided evidence that a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards.

There is sufficient water supply for the proposed industrial minor subdivision, and no concerns were raised by the SACWSD.

4. The applicant has provided evidence that provision has been made for a public sewage disposal system and, if other methods of sewage disposal are proposed, adequate evidence indicating that the system complies with state and local laws and regulations.

The Application provides evidence that the Property has sewer service.

5. The applicant has provided evidence to show all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified by the applicant and the proposed uses of these areas are compatible with such conditions.

All areas of the proposed subdivision which may involve hazardous soil, or topographical conditions have been identified, and the proposed industrial minor subdivision is compatible with such conditions. No concerns were raised by the Colorado Geological Survey.

6. The proposed or constructed drainage improvements are adequate and comply with these standards and regulations.

At this time, there is no proposed use for the Property, and no improvements are proposed. Therefore, there are not drainage improvements required, and Applicant's future tenant will address drainage improvements when seeking a change in use permit.

7. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or financially guaranteed through cash-in-lieu or a subdivision improvements agreement so the proposed subdivision will not negatively impact the levels of service of the County.

The public land dedication fee in lieu is estimated to be \$15,063.65, and the Applicant will provide payment for the same prior to the Board of County Commissioners hearing.

8. The final plat is consistent with the Adams County Comprehensive Plan and any available area plan.

The final plat is consistent with the most current version of the Advancing Adams Comprehensive Plan (the “Comprehensive Plan”) because the proposed plat is consistent with the Property’s subarea plan. The Southwest Area Framework Plan (“Southwest Plan”) states that the County should, “revitalize older commercial and industrial areas to preserve jobs and take advantage of existing infrastructure.”²

The Application seeks to plat industrially zoned Property that currently has an illegal subdivision. Approval of the Application will cure the illegal subdivision and create an industrial property that will bring new businesses to the area, promoting jobs in the area, and taking advantage of a Property with some existing infrastructure. Therefore, the Application is consistent with the Comprehensive Plan and available area plans.

9. The final plat is consistent with the purposes of these standards and regulations.

The Application is consistent with the purposes of the Regulations because it is in accordance with all established Adams County policies and plans, including the Comprehensive Plan. Strategy BEC 1.2.03 of the Comprehensive Plan seeks to, “Encourage a diverse and compatible mix of land uses that support the housing, commercial, and industrial needs of the county that promotes a resilient economy and opportunities for a more livable community.” The Application seeks to integrate an illegally subdivided property into a final plat so that it can be improved in accordance with the Regulations and place industrial uses in an area appropriate for such uses.

10. The overall density of development within the proposed subdivision conforms to the zone district density allowances.

No specific use is proposed along with this minor subdivision. Therefore, the overall density of development conforms with the I-2 District and this criterion is met.

11. The proposed subdivision is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. The proposed subdivision has established an adequate level of compatibility by:

1. Incorporating natural physical features into the development design and providing sufficient open spaces considering the type and intensity of use;

The proposed subdivision does not propose a change in use or alterations to the Property. Instead, this subdivision is proposed to cure the illegal subdivision of property adjacent to the existing Petco Subdivision. A future tenant will pursue a change in use permit for the Property and ensure

² Southwest Adams County Framework Plan, Page 9.

that the natural physical features of the Property are incorporated into the design and provide sufficient open space for a medium intensity industrial use. Therefore, this criterion is met.

2. Incorporating site planning techniques to foster the implementation of the County's plans and encourage a land use pattern to support a balanced transportation system, including auto, bike, and pedestrian traffic, public or mass transit, and the cost-effective delivery of other services consistent with adopted plans, policies and regulations of the County;

The subdivision proposed is consistent with the Southwest Plan, which is a subarea plan of the County. The Application conforms with the Southwest Plan as well because it achieves the policy goal to, "Encourage development and redevelopment of clean industry on lands planned for "industrial" uses within the Southwest Area as set forth in this Comprehensive Plan." By curing the illegal subdivision, the Application achieves the policy goal to encourage clean industry on lands that were already planned for industrial uses. Therefore, the Application encourages a land use pattern that promotes the adopted plans and policies of the County and this criterion is met.

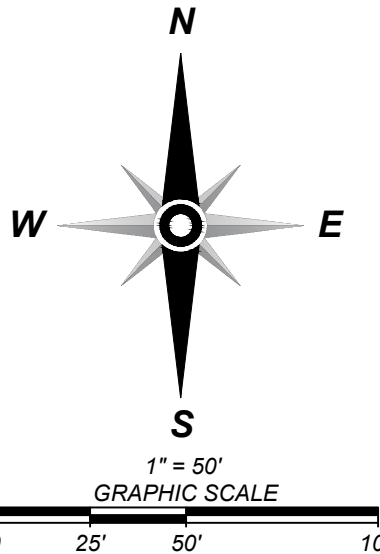
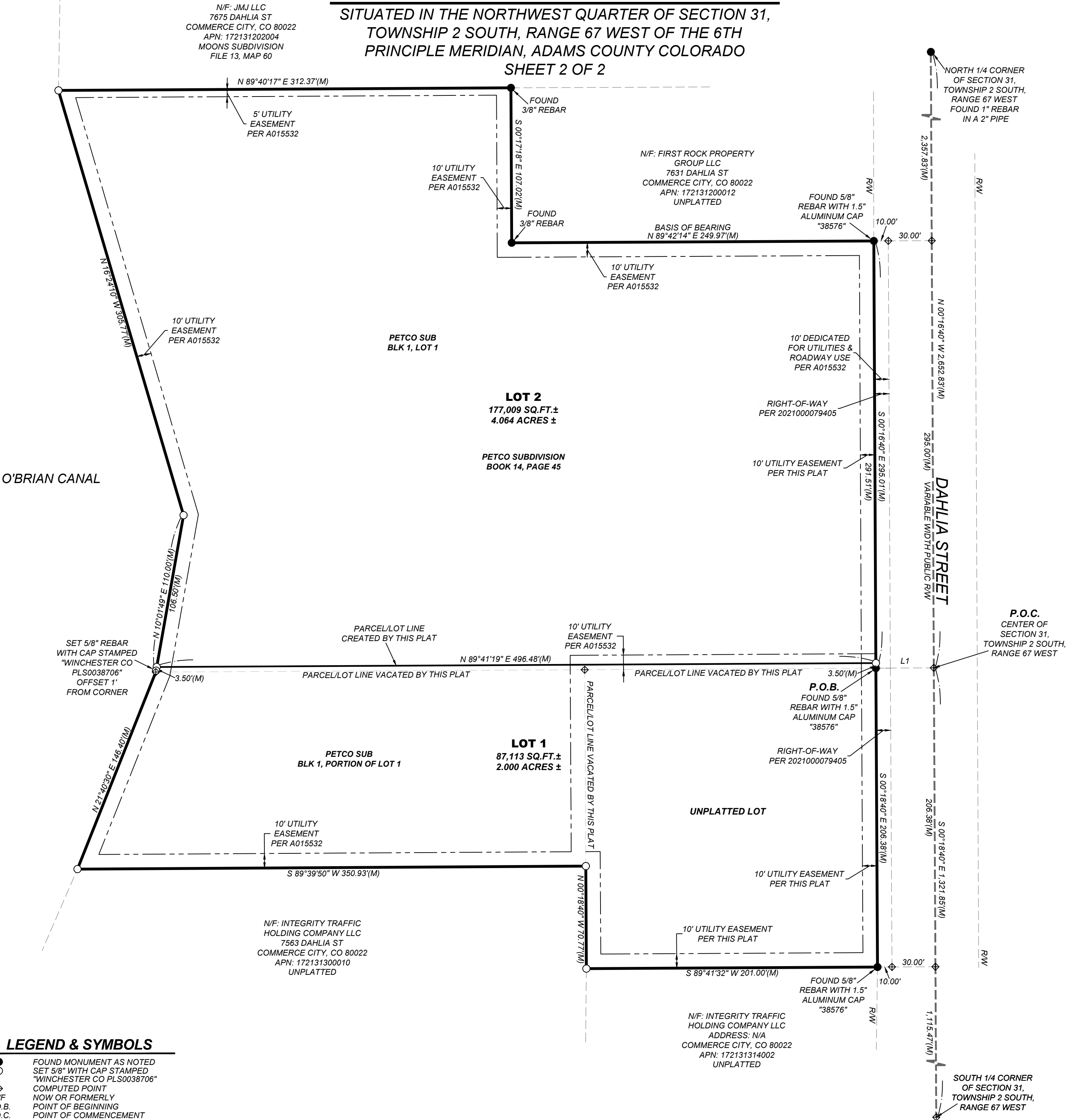
3. Incorporating physical design features in the subdivision to provide a transition between the project and adjacent land uses through the provision of an attractive entryway, edges along public streets, architectural design, and appropriate height and bulk restrictions on structures; and

The proposed minor subdivision plat map provides details of how the Application appropriately transitions between adjacent properties and proposes lots that are conforming to the I-2 District and this criterion is met.

4. Incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the project design.

There is a ditch located on the northwest side of the Property. FRICO did not comment on this Application as the Applicant does not plan to engage in any improvements that will injure environmentally sensitive areas. Therefore, this criterion is met.

7627 DAHLIA SUBDIVISION
SITUATED IN THE NORTHWEST QUARTER OF SECTION 31,
TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH
PRINCIPLE MERIDIAN, ADAMS COUNTY COLORADO
SHEET 2 OF 2



- LEGEND & SYMBOLS**
- FOUND MONUMENT AS NOTED
 - SET 5/8" WITH CAP STAMPED "WINCHESTER CO PLS0038706"
 - ◇ COMPUTED POINT
 - N/F NOW OR FORMERLY
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - R/W RIGHT-OF-WAY
 - (M) MEASURED/CALCULATED DIMENSION
 - PROPERTY LINE
 - LOT LINE
 - EASEMENT LINE
 - ADJOINER LINE
 - - - SECTION LINE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°41'27" W	40.00'

DATE	REVISION HISTORY	BY

3825 N. SHILOH DRIVE
FAYETTEVILLE, AR 72703
OFFICE: 1-888-933-2111
SUPPORT@BLEWINC.COM

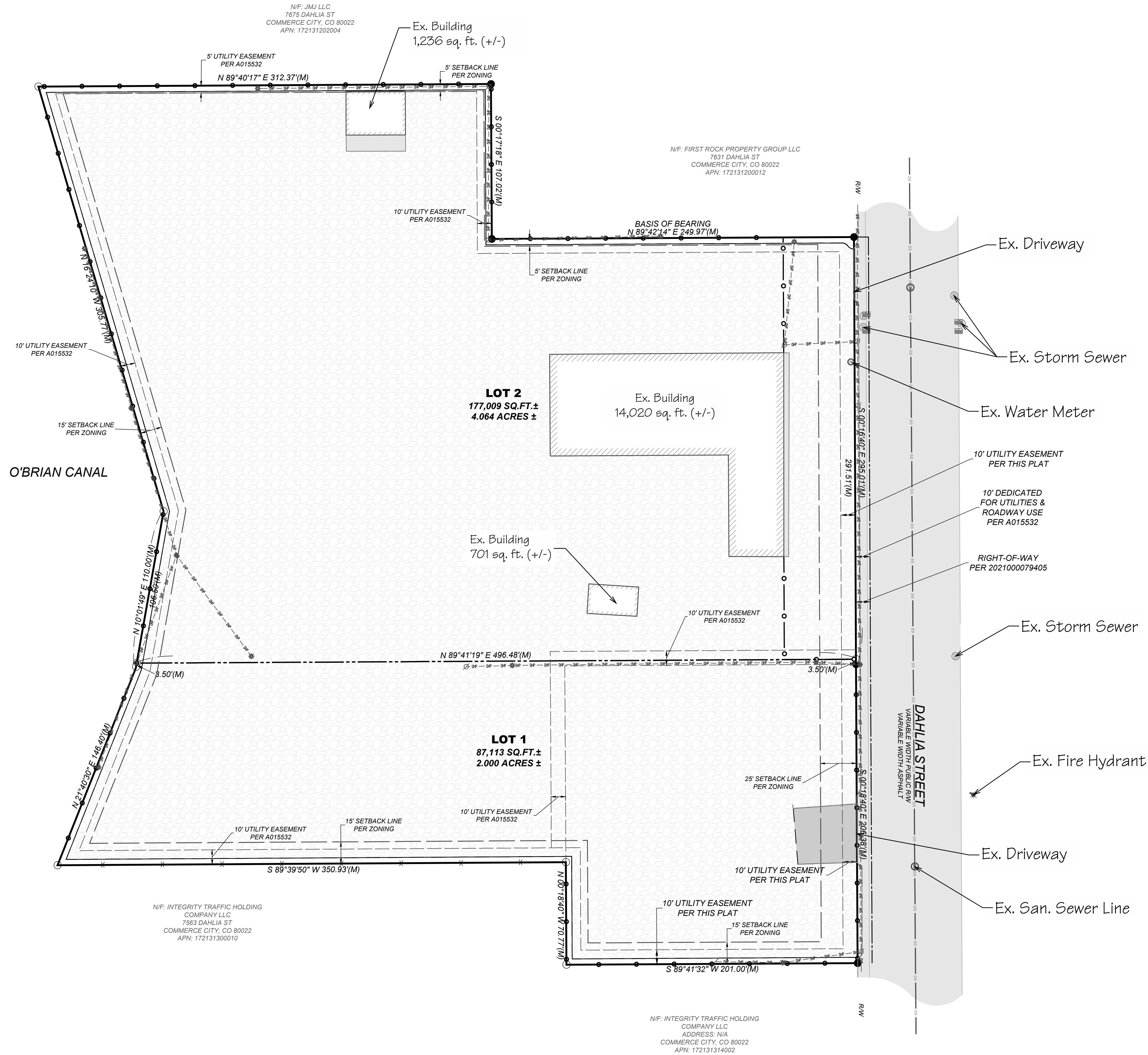
BLEW
Surveying | Engineering | Environmental

SURVEYOR JOB NUMBER: 23-7488.01	SURVEY DRAWN BY: CRH - 01/29/2024
SURVEY REVIEWED BY: TS	SHEET: 2 OF 2

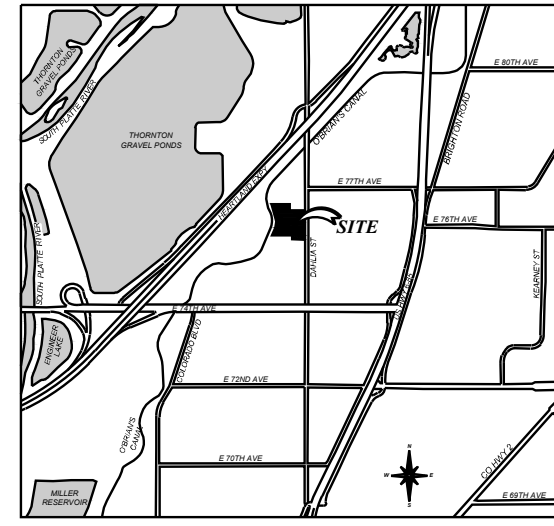
Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Right-Of-Way Line
	Setback Line
	Easement Line
	Curb And Gutter
	Edge Of Gravel
	Ex. Asphalt Pavement
	Gravel Yard
	Ex. Concrete Sidewalk
	Ex. Fence Line
	Proposed Fence Line

Note:
* See Survey For Existing Features Legend.



CASE NUMBER: PRC2025-00007



VICINITY MAP
N.T.S.

*** CONCEPTUAL DISCLAIMER ***
THIS DRAWING WAS CREATED FOR CONCEPTUAL PURPOSES ONLY. THE SITE INFORMATION WAS OBTAINED FROM CLIENT'S DOCUMENTS AND/OR CITY INFORMATION. THEREFORE, THE DESIGN MAY VARY DEPENDING ON ACTUAL TOPOGRAPHY, DRAINAGE CONDITIONS, SOILS, SURVEY, ETC. ANY ADDITIONAL DATA AND/OR SITE CONDITIONS COULD RESULT IN CHANGES TO THE OVERALL DESIGN OF THE SITE, INCLUDING BUT NOT LIMITED TO (PARKING RATIO, NUMBER OF BUILDINGS, AMOUNT OF DEVELOPABLE LAND, ACCESS TO THE SITE, ETC.) AND MAY INCREASE ESTIMATED DEVELOPMENT COSTS.

Rezoning Conceptual Site Plan

Development Plans For:
7627 Dahlia Subdivision
7627 Dahlia Street
Adams County, CO

SEAL
CONCEPTUAL
NOT FOR CONSTRUCTION

FIRM
BLEW
Surveying | Engineering
Environmental
13900 Wireless Way Office: (405) 213-0124
Oklahoma City, OK 73134 www.BLEWINC.com

Certificate of Authorization № 5387

DATE:	2025-11-10	JOB NUMBER:	23-7488
DRAWN BY:	J. Spencer	REVIEWED BY:	-
DRAWING NAME:	23-7488 Civil 001.dwg		
SHEET NUMBER:	C1		



SERVICE ADDRESS	ACCOUNT NUMBER		DUE DATE
7627 DAHLIA LLC 7627 DAHLIA ST BLDG OFC COMMERCE CITY, CO 80022-1496	53-0015225691-9		10/15/2025
	STATEMENT NUMBER	STATEMENT DATE	CREDIT AMOUNT
	945951543	09/24/2025	-\$2,905.99 CR

DAILY AVERAGES	Last Year	This Year
Temperature	71° F	68° F
Electricity kWh	0.0	75.4
Electricity Cost	\$0.00	\$15.42

YOUR MONTHLY NATURAL GAS USAGE



DAILY AVERAGES	Last Year	This Year
Temperature	70° F	67° F
Gas Therms	0.0	2.1
Gas Cost	\$0.00	\$3.36

QUESTIONS ABOUT YOUR BILL?

See our website: xcelenergy.com
 Please Call: 1-800-481-4700
 Fax: 1-800-311-0050
 Or write us at: XCEL ENERGY
 PO BOX 8
 EAU CLAIRE WI 54702-0008

SUMMARY OF CURRENT CHARGES (detailed charges begin on page 2)

Electricity Service	08/21/25 - 09/22/25	2412 kWh	\$493.39
Natural Gas Service	08/22/25 - 09/23/25	67 therms	\$107.65
Other Recurring Charges			\$335.98
Current Charges			\$937.02

ACCOUNT BALANCE (Balance de su cuenta)

Previous Balance	As of 08/21	-\$3,843.01 CR
No Payments Received		\$0.00
Balance Forward		-\$3,843.01 CR
Current Charges		\$937.02
Amount Due (Cantidad a pagar)		-\$2,905.99 CR

INFORMATION ABOUT YOUR BILL

Now that you have a new electric meter, your monthly bill will look different than it has in the past and will show your electric use during different segments of the day. You can also sign up at xcelenergy.com/MyAccount to see your billing history and other helpful information.

No payment will be deducted this month through your automated bank payment plan.

RETURN BOTTOM PORTION WITH PAYMENT ONLY • PLEASE DO NOT INCLUDE OTHER REQUESTS • SEE BACK OF BILL FOR CONTACT METHODS



Please help our neighbors in need by donating to Energy Outreach Colorado. Please mark your donation amount on the back of this payment stub and CHECK THE RED BOX under your address below.

----- manifest line -----



7627 DAHLIA LLC
 3201 NEW MEXICO AVE NW STE 305
 WASHINGTON DC 20016-2710

ACCOUNT NUMBER	DUE DATE	CREDIT AMOUNT	AMOUNT ENCLOSED
53-0015225691-9	10/15/2025	-\$2,905.99 CR	Credit Do Not Pay

No payment will be deducted this month through your automated bank payment plan.

OCTOBER						
S	M	T	W	T	F	S
5	6	7	1	2	3	4
12	13	14	8	9	10	11
19	20	21	15	16	17	18
26	27	28	22	23	24	25
			29	30	31	



XCEL ENERGY
 P.O. BOX 660553
 DALLAS TX 75266-0553

32 53101525 00152256919 00000093702*0000290599

043309 1/4

--- no inserts ---



SERVICE ADDRESS	ACCOUNT NUMBER		DUE DATE
7627 DAHLIA LLC 7627 DAHLIA ST BLDG OFC COMMERCE CITY, CO 80022-1496	53-0015225691-9		10/15/2025
	STATEMENT NUMBER	STATEMENT DATE	CREDIT AMOUNT
	945951543	09/24/2025	-\$2,905.99 CR

SERVICE ADDRESS: 7627 DAHLIA ST BLDG OFC COMMERCE CITY, CO 80022-1496
NEXT READ DATE: 10/24/25

ELECTRICITY SERVICE DETAILS (See back of your bill for explanation of billing terms)

PREMISES NUMBER: 301382085
INVOICE NUMBER: 1217731423

METER READING INFORMATION

METER 348271938			
Read Dates: 08/21/25 - 09/22/25 (32 Days)			
DESCRIPTION	CURRENT READING	PREVIOUS READING	USAGE
Total Energy	2412 Actual	0 Actual	2412 kWh
Demand	Actual		8,584 kW
Billable Demand			9 kW

ELECTRICITY CHARGES

RATE: SG Secondary General

DESCRIPTION	USAGE UNITS	RATE	CHARGE
Service & Facility			\$88.07
Secondary General	2412 kWh	\$0.008530	\$20.57
ECA Q3	2412 kWh	\$0.032480	\$78.34
Distribution Demand	9 kW	\$9.360000	\$84.24
Gen & Transm Demand	9 kW	\$15.140000	\$136.26
Trans Cost Adj	9 kW	\$1.800000	\$16.20
Purch Cap Cost Adj	9 kW	\$0.850000	\$7.65
Trans Elec Plan	9 kW	\$0.540000	\$4.86
Demand Side Mgmt	9 kW	\$2.140000	\$19.26
Renew. Energy Std Adj			\$4.55
Colo Energy Plan Adj			\$4.55
Clean Energy Plan Rev			\$5.69
Energy Assistance Chg			\$0.81
Subtotal			\$471.05
Sales Tax			\$22.34
Total			\$493.39

ENERGY YOU CAN COUNT ON.

We're proud to provide reliable energy to your community, whether in your home or at your business. We work to keep costs low as we focus on the safety and reliability of the electric and natural gas systems that serve you, while transitioning to cleaner energy.

Learn more at [xcelenergy.com](https://www.xcelenergy.com).

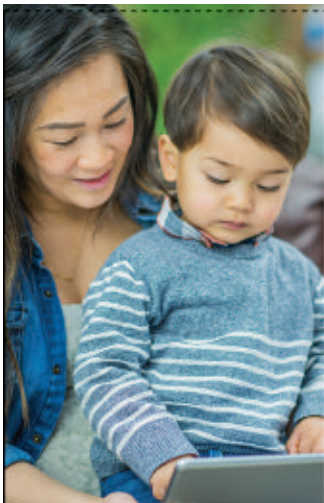
TOGETHER WE POWER STABILITY.

Energy Outreach Colorado is a nonprofit partnering with Xcel Energy to provide energy bill payment assistance and energy-efficiency upgrades for affordable housing and nonprofit facilities. We need your help today! There are three ways to contribute:



1. Visit the Energy Outreach Colorado website at www.energyoutreach.org to make a one-time donation.
2. **CHECK THE RED BOX** on the front-left side of this payment stub AND select a tax-deductible contribution below.
MONTHLY DONATION:
\$20 _____ \$10 _____ \$5 _____ Other _____
3. Make a one-time, tax-deductible contribution of \$ _____
Enclose this form with your Xcel Energy payment. Or, mail to:
ATTN PAR Dept., PO BOX 8, EAU CLAIRE, WI 54702-0008
(Please make your check payable to Energy Outreach Colorado.)

Customers that choose to donate will have account information securely shared with Energy Outreach Colorado for tax purposes only.





STAY AWAY. STAY SAFE.

Always assume that electric lines and equipment are energized, even if they do not appear to be "live". Stay at least 30 feet away from downed lines.

Learn more at
[xcelenergy.com/Safety](https://www.xcelenergy.com/Safety).

SERVICE ADDRESS	ACCOUNT NUMBER		DUE DATE
7627 DAHLIA LLC 7627 DAHLIA ST BLDG OFC COMMERCE CITY, CO 80022-1496	53-0015225691-9		10/15/2025
	STATEMENT NUMBER	STATEMENT DATE	CREDIT AMOUNT
	945951543	09/24/2025	-\$2,905.99 CR

SERVICE ADDRESS: 7627 DAHLIA ST BLDG OFC COMMERCE CITY, CO 80022-1496
NEXT READ DATE: 10/24/25

NATURAL GAS SERVICE DETAILS (See back of your bill for explanation of billing terms)

PREMISES NUMBER: 301382085
INVOICE NUMBER: 0568861167

METER READING INFORMATION			
METER 10017956		Read Dates: 08/22/25 - 09/23/25 (32 Days)	
DESCRIPTION	CURRENT READING	PREVIOUS READING	USAGE
Total Energy	104098 Actual	104022 Actual	76 ccf

NATURAL GAS ADJUSTMENTS

DESCRIPTION	VALUE UNITS	CONVERSION	VALUE UNITS
Therm Multiplier	76 ccf	x 0.875174	67 therms

NATURAL GAS CHARGES

RATE: CSG Commercial

DESCRIPTION	USAGE UNITS	RATE	CHARGE
Service & Facility			\$49.44
Usage Charge	67 therms	\$0.250770	\$16.80
Interstate Pipeline	67 therms	\$0.052500	\$3.52
Demand Side Mgmt			\$3.62
Natural Gas Q3	67 therms	\$0.369600	\$24.76
GRSA			\$3.86
Energy Assistance Chg			\$0.81
Subtotal			\$102.81
Sales Tax			\$4.84
Total			\$107.65

OTHER RECURRING CHARGES DETAILS

INVOICE NUMBER: 1217731397
ADDRESS: 7627 DAHLIA ST BLDG OFC
COMMERCE CITY, CO 80022-1496

DESCRIPTION	USAGE UNITS	UNIT CHARGE	QTY	CHARGE
Install Number 232922				
08/21/25 to 09/21/25				
400 WATT HPS DK-DN - PLL				
Parking Lot Lights	1974 kWh	\$18.92	12	\$227.04
Trans Cost Adj				\$6.75
Demand Side Mgmt				\$7.50
Purch Cap Cost Adj				\$2.09
ECA Q3				\$67.27
Renew. Energy Std Adj				\$3.11
Colo Energy Plan Adj				\$3.11
Clean Energy Plan Rev				\$3.88
Subtotal				\$320.75
Sales Tax				\$15.23
Total				\$335.98

043309 2/4



09/24/2025

53-0015225691-9

IMPORTANT PHONE NUMBERS (Available 24 hours, 7 days a week)Electric Emergencies: **800-895-1999** Natural Gas Emergencies: **800-895-2999** Call Before You Dig: **811** Telecommunications Relay Service (TRS): **711****CONVENIENT WAYS TO PAY YOUR BILL****Standard Payment Options** (no fees apply):

- **My Account:** View and pay your bill using our mobile app, see your energy use and access your account information.
- **Auto Pay:** Automatically pay your bill directly from your bank account.
- **Pay by Phone:** Make your payment from your checking or savings account with a phone call to **800-895-4999**.

- **Pay by Mail:** Return the enclosed pre-addressed envelope to **Xcel Energy, PO Box 660553, Dallas, TX 75266-0553**. Include the attached bill stub for faster processing along with your payment. Apply proper postage.

Electronic Check Conversion: When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

GLOSSARY

Clean Energy Plan Revenue (Clean Energy Plan Rev): funds costs associated with adding new power generation under the 2021 Clean Energy Plan as we deliver more reliable, affordable, low-cost clean energy options.

Colorado Energy Plan Adjustment (Colorado Energy Plan Adj): funds voluntary early retirement for Xcel Energy's coal-fired power plants as part of our plan to cut carbon emissions by 2030 and provide net-zero energy by 2050.

Demand Charge: recovers costs to produce and deliver power to you, including the costs of poles and wires, transmission and distribution facilities in the power grid.

Demand Peak Day Quantity (Demand PDQ): applies to large commercial and industrial customers only. It's a measurement of their highest daily use of electricity during a monthly billing cycle.

Demand-Side Management Cost Adjustment (Demand Side Mgmt): recovers costs of energy efficiency and conservation programs that encourage customers to reduce their energy use. If you receive electricity and natural gas from us, you will see two charges.

Energy Assistance Charge: Required by House Bill 21-1105, we collect and remit this monthly charge to Energy Outreach Colorado for bill assistance for income-qualified customers. If you receive electricity and natural gas from us, you will see two charges. If you're struggling to pay your utility bills, you might qualify for exemption from a monthly charge related to energy assistance and be eligible for utility bill payment assistance. Please call 1-866-HEAT-HELP to see if you qualify. You may request to opt out of this charge by calling 800-895-4999.

Si tiene dificultades para pagar sus facturas de energía, es posible que reúna los requisitos para recibir asistencia para pagar sus facturas y que sea elegible para la exención del cargo por asistencia energética. Llame al 1-866-HEAT-HELP (1-866-432-8435) para ver si califica para recibir asistencia.

Electric Commodity Adjustment (ECA): recovers the cost of fuel used to generate the electricity you use. We pass on the wholesale cost to customers without a markup. Costs are adjusted on a quarterly basis to reflect market conditions.

Energy Charge: the variable costs of producing energy not collected through quarterly commodity adjustments.

Franchise Fee: pays cities and counties for the right to use public streets to provide utility services. We collect this as a surcharge that is passed to your city and county.

Gas Cost Adjustment (Gas Cost Adj or Natural Gas): recovers the cost of natural gas purchased and delivered to you, including natural gas fuel, upstream transportation and storage services. We pass on the wholesale cost to customers without a markup. Costs are adjusted on a quarterly basis to reflect market conditions.

General Rates: your base rate charge, which includes the Service and Facility Charge, metering charges, a Demand Charge (if applicable), plus either an Energy Charge for electric service or the Usage Charge for gas service, as applicable.

General Rate Schedule Adjustments (GRSA): a percentage amount of your bill calculated for base rate charges, excluding the Service and Facility Charge for gas customers, the Energy or Usage Charge and the Demand or Capacity Charge. The adjustment can be positive or negative and is applied to your electric and/or natural gas bill.

Interstate Pipeline: reflects Xcel Energy's payments to interstate pipelines and storage facility operators to deliver natural gas into Xcel Energy's gas system. The Federal Energy Regulatory Commission regulates these upstream services and the rates charged to Xcel Energy.

Kilowatt Hour (kWh): measures the amount of electricity you use.

Late Payment Charge: We assess a late payment charge on any unpaid balance exceeding \$50.00. For residential customers, a late payment charge of 1% per month is applied. For commercial customers, a 1.5% late payment charge will be assessed.

Load Meter Charge: a flat monthly charge for those with customer-owned generation in parallel with Xcel Energy's system. This fee is for the cost of the meter needed for these accounts.

Natural Gas: reflects our cost to purchase natural gas fuel at market prices as approved by the Colorado Public Utilities Commission.

Production Meter Charge: a flat monthly charge for customers who have on-site power generation, like rooftop solar, and are connected to Xcel Energy's system. This fee is for the cost of the meter needed for these accounts.

Purchased Capacity Cost Adjustment (Purchased Cap Cost Adj): the cost to purchase electric generation from other suppliers.

Other Payment Options

Third-Party processing fees will apply. Xcel Energy does not collect or benefit from these fees:

- **Credit/Debit Card Payment:** To pay with your card, use **My Account** or call **833-660-1365**.
- **Pay Stations:** Visit xcelenergy.com to find an in-person location near you.

Renewable Energy Standard Adjustment (Renew Energy Std Adj): a base rate charge which represents 1% of an electric bill and funds renewable energy programs as required by Colorado law under which utilities must generate or purchase increasing portions of their electricity from sun, wind or biomass.

Revenue Decoupling Adjustment: supports a program designed to encourage conservation without penalizing the energy provider for the reduction of electricity use. Adjusted quarterly, customers will either see a bill credit or a surcharge not to exceed 3% of your overall bill.

Service & Facility Charge: a flat monthly charge for the meter on your home, having the meter read, billing support and customer service needs.

Smart Meter Opt Out: Eligible customers may opt out of a standard smart meter and instead receive a non-communicating meter, which includes a monthly manual meter reading fee, as well as meter exchange fees at the start and end of service. To opt out of a smart meter, call **800-895-4999** or visit xcelenergy.com/SmartMeter.

Time-of-Use Rates: electricity use charges for customers on our time-differentiated pricing plan. Electricity pricing varies depending on when you use it. The On-Peak period is 3-7 p.m., weekdays except holidays; Mid-Peak is 1-3 p.m., weekdays except holidays; Off-Peak is all other hours.

Therm: measures your natural gas use. One therm is equal to 100 cubic feet of natural gas. A dekatherm is 10 therms.

Therm Multiplier: natural gas usage is measured in therms. This is the conversion from the volume of natural gas (cubic feet) to energy use (therms).

Transmission Cost Adjustment (Trans Cost Adj): recovers transmission investments for infrastructure to carry electricity from a power plant to your home and business that results in a net increase in transmission capacity or are part of an approved Wildfire Mitigation Plan. Also recovers distribution costs pursuant to Colorado Senate Bill 24-218.

Transportation Electrification Plan Adjustment (Trans Elec Plan): funds programs to help customers unlock the benefits of electric transportation.

Usage Charge: covers the costs for providing natural gas service, including moving natural gas through pipelines and storage to your home or business, that are not recovered through other charges.

Wildfire Mitigation Adjustment (WMA): recovers the costs of wildfire prevention work in our approved mitigation plan that are not recovered through other charges.

RESOURCES TO BETTER UNDERSTAND YOUR BILL

Find more information online about ways to pay and manage your bill, how to read your bill, energy assistance programs and more. Bills are even easier online. Go paperless. Download our Mobile App to manage your bill with ease and when you're on the go. Available now in the Apple Store and in Google Play.

Billing summary note: Depending on the date your bill was calculated, you may see a line item included twice, showing different quarterly adjustments.



YOUR PRIVACY IS IMPORTANT TO US— BECAUSE IT'S IMPORTANT TO YOU.

Information about Xcel Energy's privacy practices

We understand that privacy is important to you, and we respect your privacy concerns. This notice describes our privacy practices, including the choices you can make about how we use and share your information. We will notify you in the event we make any important changes to our privacy practices.

Types of information we collect

Xcel Energy collects information about customers, which often includes:

- Contact information.
- Demographic information.
- Details about your home and its energy-related equipment.
- Usernames, IDs and passwords for accounts that you may establish on our websites.
- Your payment history and details, such as bank account information and billing address.
- Other information from credit reporting agencies.
- Social Security Number (SSN).
- Energy usage data (including information collected from utility meters that measure how you use energy or via participation in our renewable energy, energy efficiency or conservation programs).

You may request to review the information we maintain about you in the ordinary course of business, and request to make changes, free of charge, via our My Account site, on our Privacy page or by contacting us as specified by the More Information section below.

The type of energy usage data collected from meters installed at your premise, and the frequency with which we collect and store that information, varies depending on the type of meter you have installed. Please visit xcelenergy.com/ReadingMeters for more information on our metering technology.

Customers can access and share their standard customer data reports at any time for free. Visit xcelenergy.com/MyAccount to view your billing information. You can see your energy use for no additional charge by clicking "Usage" at the upper right of your My Account page.

You or a third party (with your consent) may request a standard or non-standard batched customer data report that, at a minimum, will contain your customer number, premise number, service address, meter number, meter read date and total energy usage. We provide standard customer data reports no more frequently than monthly.

If you visit our websites or social media pages, we may collect additional information (such as IP address) by automated means. For more information on our Privacy Notice, please refer to xcelenergy.com/Privacy.

How we use the information we collect

The information we collect about you is used to provide regulated utility service in the ordinary course of business, to manage your account and for the billing process for Xcel Energy products and services. We also use it to communicate with you, respond to your questions, provide customer support, improve our service and product offerings, protect against fraud and comply with legal requirements. We may also supplement the information we have about you with additional data we obtain from third parties to perform analytics (such as market research and trend analysis), which are intended to make our communications and the products and services we offer to you more relevant.

Information disclosures

Xcel Energy recognizes your expectation of privacy for your personal information and energy usage data. While such information is in our possession, we will take all reasonable precautions to protect its privacy and security. We will not disclose this information to third parties except as described in our Privacy Notice, which is available at xcelenergy.com/Privacy. This means that we will only disclose your information in limited circumstances, such as when permitted or required by law or applicable regulations, where necessary to provide you with service or operate our business or with your explicit consent.

We may disclose aggregated or de-identified energy usage data to third parties as permitted or required by law or applicable regulations. Aggregated data reports will not contain customer identifying information.

You can choose to share certain information with third parties, including your energy usage data, if you authorize the disclosure and submit a specific consent form. Information on how to provide authorization and the required form is available at xcelenergy.com/Privacy. Before you give permission to pass your information on to a third party, you should consider how the third party wants to use the information they are asking for. With your customer information it may be possible to obtain insight into your activities and the way you use energy.

Declining a third-party request for the release of your information will not affect the provision of any service you receive from Xcel Energy. You may terminate or limit any consent you previously granted for access to, or disclosure of, your data to a third party at any time by contacting us at DataRequest@xcelenergy.com or P.O. Box 8, Eau Claire, WI 54702.

More information

If you would like more information regarding our privacy practices, have questions or comments about our Privacy Notice or would like to update information we have about you or your customer data preferences, please call us at 800-895-4999.



SU PRIVACIDAD ES IMPORTANTE PARA NOSOTROS PORQUE ES IMPORTANTE PARA USTED.

Información sobre las prácticas de privacidad de Xcel Energy

Comprendemos que la privacidad es importante para usted y respetamos sus inquietudes sobre este tema. Este aviso describe nuestras prácticas de privacidad, incluidas las opciones que tiene a su disposición con respecto a cómo utilizamos y compartimos su información. Lo notificaremos en caso de que realicemos cambios significativos en nuestras prácticas de privacidad.

Tipos de información que recabamos

Xcel Energy recopila información sobre los clientes, que a menudo incluye:

- Información de contacto.
- Información demográfica.
- Detalles sobre su hogar y los equipos relacionados con electricidad con los que cuenta.
- Nombres de usuario, ID y contraseñas para cuentas que usted pueda crear en nuestros sitios web.
- Su historial y detalles de pagos, como información de la cuenta bancaria y dirección de facturación.
- Otra información de agencias de informes de crédito.
- Número de Seguro Social (Social Security Number, SSN).
- Datos de consumo de energía (incluida la información recopilada de medidores de servicios públicos que miden cómo utiliza la energía o a través de la participación en nuestros programas de energía renovable, eficiencia energética o conservación).

Puede solicitar revisar la información que mantenemos sobre usted en el curso ordinario de las actividades comerciales y solicitar que se realicen cambios, de forma gratuita, a través de nuestro sitio web Mi cuenta, en nuestra página de Privacidad o comunicándose con nosotros según se especifica en la sección Más información a continuación.

El tipo de datos de consumo de energía recopilados de los medidores instalados en sus instalaciones y la frecuencia con la que recopilamos y almacenamos esa información varían según el tipo de medidor que haya instalado. Visite [xcelenergy.com/ReadingMeters](https://www.xcelenergy.com/ReadingMeters) para obtener más información sobre nuestra tecnología de medición.

Los clientes pueden acceder a sus informes de datos estándar del cliente y compartirlos en cualquier momento de forma gratuita. Visite [xcelenergy.com/MyAccount](https://www.xcelenergy.com/MyAccount) para ver su información de facturación. Puede ver su consumo de energía sin cargo adicional haciendo clic en "Usage" (Consumo) en la parte superior derecha de la página My Account (Mi cuenta).

Usted o un tercero (con su consentimiento) pueden solicitar un informe agregado de datos del cliente, estándar o no estándar, que, como mínimo, contendrá su número de cliente, número de instalación, dirección de servicio, número de medidor, fecha de lectura del medidor y consumo total de energía. Proporcionamos informes de datos de clientes estándar, como máximo, con una frecuencia mensual.

Si visita nuestros sitios web o páginas de redes sociales, podemos recopilar información adicional (como la dirección IP) usando medios automatizados. Para obtener más información sobre nuestro Aviso de privacidad, consulte [xcelenergy.com/Privacy](https://www.xcelenergy.com/Privacy).

Cómo usamos la información que recabamos

La información que recopilamos sobre usted se utiliza para proporcionar servicios públicos regulados en el curso ordinario de las actividades comerciales, para gestionar su cuenta y para el proceso de facturación de los productos y servicios de Xcel Energy. También la utilizamos para comunicarnos con usted, responder a sus preguntas, proporcionar asistencia al cliente, mejorar nuestra oferta de servicios y productos, protegernos contra el fraude y cumplir con los requisitos legales. También podemos complementar la información que tenemos sobre usted con datos adicionales que obtenemos de terceros para realizar análisis (como estudios de mercado y análisis de tendencias), que están destinados a hacer que nuestras comunicaciones y los productos y servicios que ofrecemos sean más relevantes para usted.

Divulgaciones de información

Xcel Energy reconoce sus expectativas de privacidad respecto de su información personal y datos de consumo de energía. Mientras dicha información esté en nuestro poder, tomaremos todas las precauciones razonables para proteger su privacidad y seguridad. No divulgaremos esta información a terceros, excepto según se describe en nuestra Política de aviso, que está disponible en [xcelenergy.com/Privacy](https://www.xcelenergy.com/Privacy). Esto significa que solo divulgaremos su información en circunstancias limitadas, como cuando lo permita o exija la ley o las normativas aplicables, cuando sea necesario para proporcionarle un servicio u operar nuestro negocio o con su consentimiento explícito.

Podemos divulgar a terceros datos agregados o no identificables de consumo de energía, según lo permita o exija la ley o las normativas aplicables. Los informes de datos agregados no contendrán información de identificación del cliente.

Puede optar por compartir cierta información con terceros, incluidos sus datos de consumo de energía, si autoriza la divulgación y envía un formulario de consentimiento específico. La información sobre cómo proporcionar la autorización y el formulario requerido está disponible en [xcelenergy.com/Privacy](https://www.xcelenergy.com/Privacy). Antes de dar permiso para transmitir su información a un tercero, debe considerar cómo el tercero desea utilizar la información que solicita. Por medio de su información de cliente, es posible que se pueda obtener información sobre sus actividades y la forma en que utiliza la energía.

Rechazar una solicitud de un tercero de divulgación de su información no afectará a la prestación de ningún servicio que reciba de Xcel Energy. Puede revocar o limitar cualquier consentimiento que haya otorgado previamente para el acceso a sus datos o la divulgación de estos a un tercero en cualquier momento poniéndose en contacto con nosotros en DataRequest@xcelenergy.com o en P.O. Box 8, Eau Claire, WI 54702.

Para obtener más información

Si desea obtener más información sobre nuestras prácticas de privacidad, si tiene preguntas o comentarios sobre esta política de aviso, o desea actualizar la información que tenemos sobre usted o sus preferencias sobre datos del cliente, llámenos al 800-895-4999.

PIPELINE SAFETY IS YOUR RESPONSIBILITY

Xcel Energy's natural gas network helps provide our gas customers with reliable, safe and affordable energy. We are committed to customer safety through safe pipeline operation, monitoring and by following pipeline safety regulations.

Understand your responsibilities for pipelines on your property to help keep everyone safe.

BEFORE YOU DIG

Know what's below. Contact **811** before you dig — every time — to have all buried lines located beforehand. The natural gas piping you own will not be located as part of this process. Licensed plumbing or heating contractors can help with; locating, inspecting, maintenance, and repairing your pipe, if necessary.

Follow these important steps to dig safely:

- Call **811** or visit **call811.com** to request a locate and follow the instructions fully.
- Mark with white paint or chalk the area you intend to dig.
- The waiting time varies by state so plan accordingly. Do not dig until you're notified that all locates are complete and the wait time has ended.
- Do not use mechanized equipment to expose the buried line. Dig carefully using hand tools to expose the buried line while observing and preserving the marks.
- Call **811** for reverification if you lose the markings or have questions.

CUSTOMER-OWNED LINES

Xcel Energy owns and maintains the natural gas piping from the street to our customers' gas meters, but as the property owner you are responsible for maintaining any natural gas lines from the meter outlet to gas appliances and equipment. In some cases, the meter may be located at your property line or a distance away from your home or business.

The customer-owned piping may be above or below ground, and buried gas lines may run from the meter to a detached garage, pool heater or other locations. Because buried gas pipes can leak and metal pipes may corrode with age, you should have your buried gas pipes inspected periodically and repair them as needed.

When excavating near buried gas piping, the piping should be located in advance, and the excavation done by hand. You should always call 811 to locate underground lines owned by your utility providers; however, the natural gas piping you own will not be located as part of this process. Licensed plumbing or heating contractors can provide assistance with locating, inspection, repairs and maintenance, if necessary.

WARNING SIGNS OF A GAS LINE LEAK: THESE MAY OR MAY NOT ALL BE PRESENT IN EVERY CIRCUMSTANCE.



SMELL

There may or may not be an odor like rotten eggs or sulfur.



SIGHT

There may or may not be dirt spraying in the air, continual bubbling in a pool of water, or dying/dead vegetation for no apparent reason.



SOUND

There may or may not be a slight hissing to a loud roar.

RESPOND SAFELY

If you suspect a gas leak **inside** your home or a building, quickly get everyone outside and safely away.

If it is **outside** on your property or someone else's, move a safe distance away and upwind of the odor.

ALWAYS FOLLOW THIS GUIDANCE:

- Do not use anything that can create a spark, as any spark can ignite gas. This includes matches and lighters; any phone, electric switches including garage door openers, appliances, or metal tools; or starting an engine.
- Warn others to stay away.
- Once safely away, call **911**, and then Xcel Energy at **800-895-2999**.

PIPELINE MARKERS

Gas transmission pipeline markers identify all transmission and some high-pressure distribution pipelines. However, never assume that the absence of a marker indicates the absence of a pipeline. While markers most typically follow a pipeline's general path, they never mark the pipeline's exact path, size, or depth.

The markers include the name of the company, its emergency contact phone number, the product in the pipeline, and a reminder that you must first contact **811** before digging. It is unlawful to remove a pipeline marker. Public maps for general location of pipelines are available at: www.npms.phmsa.dot.gov.

Visit xcelenergy.com/Safety for additional safety information. Xcel Energy offers a printed version of this information with a special scratch-and-sniff badge that will help you identify what it smells like if you have a natural gas leak. You can order one by submitting this form on our website: xcelenergy.com/GasInsertRequest.



LA SEGURIDAD DE LAS TUBERÍAS ES SU RESPONSABILIDAD

La red de gas natural de Xcel Energy ayuda a proporcionar energía confiable, segura y asequible a nuestros clientes del servicio de gas. Estamos comprometidos con la seguridad de los clientes a través de la operación segura de las tuberías, el monitoreo y el cumplimiento de las regulaciones de seguridad de las tuberías.

Comprenda sus responsabilidades con respecto a las tuberías en su propiedad para ayudar a mantener la seguridad de todos.

ANTES DE EXCAVAR

Reconozca lo que está de por debajo. Comuníquese con el **811** antes de excavar, siempre, para que todas las tuberías bajo tierra se ubiquen de antemano. Las tuberías de gas natural que posee no se ubicarán como parte de este proceso. Los contratistas de plomería o calefacción con licencia pueden ayudar a localizar, inspeccionar, dar mantenimiento y reparar su tubería si se hace necesario.

Siga estos pasos importantes para cavar de manera segura:

- Llame al **811** o visite **call811.com** para solicitar una localización y siga las instrucciones en su totalidad.
- Marque con pintura blanca o tiza el área que desea excavar.
- El tiempo de espera varía según el estado, por lo que debe planificar en consecuencia. No excave hasta que se le notifique que todas las ubicaciones están completas y el tiempo de espera haya finalizado.
- No utilice equipos mecanizados para cavar la tubería bajo tierra. Excave cuidadosamente usando herramientas manuales para dejar al descubierto la tubería bajo tierra mientras observa y preserva las marcas.
- Llame al **811** para volver a verificar si pierde las marcas o tiene preguntas.

LÍNEAS PROPIEDAD DEL CLIENTE

Xcel Energy es propietaria y mantiene las tuberías de gas natural desde la calle hasta los medidores de los clientes, pero como dueño de la propiedad usted es el responsable de dar mantenimiento a cualquier tubería de gas natural desde la salida del medidor hasta los aparatos electrodomésticos y equipos que operan con gas. En algunos casos es posible que el medidor se encuentre en la tubería de su propiedad o lejos de su casa o negocio.

La tubería propiedad del cliente puede ser subterránea o estar por encima de la superficie, y las tuberías de gas enterradas pueden correr desde el medidor hasta una cochera, un calentador de alberca u otras ubicaciones. Debido a que las tuberías de gas subterráneas pueden tener fugas y las tuberías de metal sufren corrosión con el paso del tiempo, usted debe solicitar una inspección periódica de las mismas y repararlas si es necesario.

Cuando excave cerca de tuberías de gas enterradas, debe localizarlas con anticipación y debe excavar a mano. Siempre debe llamar al 811 para localizar las tuberías subterráneas propiedad de sus proveedores de servicios; sin embargo, las tuberías de gas natural de su propiedad no se localizarán mediante este procedimiento. En caso necesario, los contratistas autorizados en fontanería o calefacción le pueden proporcionar ayuda en la localización, inspección, reparación y mantenimiento.

SEÑALES DE ADVERTENCIA DE UNA FUGA EN UNA TUBERÍA DE GAS: LAS SEÑALES PUEDEN O NO ESTAR PRESENTES EN TODAS LAS CIRCUNSTANCIAS.



Olor

Puede haber o no un olor como a huevo podrido o azufre.



Vista

Puede haber o no escombros de tierra pulverizada en el aire, burbujeo continuo en una piscina de agua, o vegetación muerta o en proceso de morir sin razón aparente.



Sonido

Puede haber o no desde un leve siseo hasta un estruendo fuerte.

RESPONDA DE MANERA SEGURA

Si sospecha que hay una fuga de gas **dentro** de su casa o de un edificio, saque rápidamente a todos afuera y aléjelos de manera segura.

Si está **afuera** en su propiedad o en la de otra persona, aléjese a una distancia segura y en dirección contraria al viento con respecto al olor.

SIGA SIEMPRE ESTA GUÍANZA:

- No use nada que pueda crear una chispa, ya que cualquier chispa puede encender el gas. Esto incluye fósforos y encendedores; cualquier teléfono, interruptores eléctricos, incluidos abrepuertas de garaje, electrodomésticos o herramientas metálicas; o arrancar un motor.
- Advierta a los demás que se mantengan alejados.
- Una vez que esté alejado de manera segura, llame al **911** y luego a Xcel Energy al **800-895-2999**.

MARCADORES DE TUBERÍAS

Los marcadores de tuberías de transmisión de gas identifican todas las tuberías de transmisión y algunas tuberías de distribución de alta presión. Sin embargo, nunca asuma que la ausencia de un marcador indica la ausencia de una tubería. Si bien los marcadores suelen seguir la trayectoria general de una tubería, nunca marcan la trayectoria exacta, el tamaño o la profundidad exactos de la tubería.

Los marcadores incluyen el nombre de la compañía, su número de teléfono de contacto de emergencia, el producto en la tubería y un recordatorio de que primero debe comunicarse con el **811** antes de excavar. Es contra la ley retirar un marcador de tubería. Los mapas públicos para la ubicación general de las tuberías están disponibles en: **www.npms.phmsa.dot.gov**.

Para obtener información de seguridad adicional, visite **xcelenergy.com/Safety**. Xcel Energy ofrece una versión impresa de esta información con un distintivo especial para rascar y oler que lo ayudará a identificar a qué huele si tiene una fuga de gas natural. Puede pedir uno enviando este formulario en nuestro sitio web: **xcelenergy.com/GasInsertRequest**.



SERVICE ADDRESS	ACCOUNT NUMBER		DUE DATE
5460 AND 5500 E 56TH LLC 5500 E 56TH AVE COMMERCE CITY, CO 80022-3825	53-0015496246-3		10/20/2025
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	946583384	09/29/2025	\$405.45

DAILY AVERAGES	Last Year	This Year
Temperature	70° F	67° F
Electricity kWh	0.0	62.9
Electricity Cost	\$0.00	\$10.09

YOUR MONTHLY NATURAL GAS USAGE



DAILY AVERAGES	Last Year	This Year
Temperature	70° F	67° F
Gas Therms	0.0	0.1
Gas Cost	\$0.00	\$1.96

QUESTIONS ABOUT YOUR BILL?

See our website: xcelenergy.com
Please Call: 1-800-481-4700
Fax: 1-800-311-0050
Or write us at: XCEL ENERGY
PO BOX 8
EAU CLAIRE WI 54702-0008

SUMMARY OF CURRENT CHARGES (detailed charges begin on page 2)

Electricity Service	08/27/25 - 09/28/25	2012 kWh	\$322.76
Natural Gas Service	08/28/25 - 09/29/25	4 therms	\$62.83
Other Recurring Charges			\$19.86
Current Charges			\$405.45

ACCOUNT BALANCE *(Balance de su cuenta)*

Previous Balance	As of 08/27	\$432.42	
Payment Received	Online Payment 09/18	-\$297.42	CR
	Online Payment 09/15	-\$135.00	CR
Balance Forward		\$0.00	
Current Charges		\$405.45	
Amount Due	<i>(Cantidad a pagar)</i>	\$405.45	

INFORMATION ABOUT YOUR BILL

Now that you have a new electric meter, your monthly bill will look different than it has in the past and will show your electric use during different segments of the day. You can also sign up at xcelenergy.com/MyAccount to see your billing history and other helpful information.

Thank you for your payment.

RETURN BOTTOM PORTION WITH PAYMENT ONLY • PLEASE DO NOT INCLUDE OTHER REQUESTS • SEE BACK OF BILL FOR CONTACT METHODS



Please help our neighbors in need by donating to Energy Outreach Colorado. Please mark your donation amount on the back of this payment stub and CHECK THE RED BOX under your address below.

----- manifest line -----



5460 AND 5500 E 56TH LLC
C/O JADIAN IOS
4800 HAMPDEN LN STE 420
BETHESDA MD 20814-2938

ACCOUNT NUMBER	DUE DATE	AMOUNT DUE	AMOUNT ENCLOSED
53-0015496246-3	10/20/2025	\$405.45	Automated Bank Payment

Your bill is paid through an automated bank payment plan.

OCTOBER						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	



XCEL ENERGY
P.O. BOX 660553
DALLAS TX 75266-0553



32 53102025 00154962463 0000004054500000040545

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--- no inserts ---



SERVICE ADDRESS	ACCOUNT NUMBER		DUE DATE
5460 AND 5500 E 56TH LLC 5500 E 56TH AVE COMMERCE CITY, CO 80022-3825	53-0015496246-3		10/20/2025
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	946583384	09/29/2025	\$405.45

SERVICE ADDRESS: 5500 E 56TH AVE COMMERCE CITY, CO 80022-3825
NEXT READ DATE: 10/30/25

ELECTRICITY SERVICE DETAILS (See back of your bill for explanation of billing terms)

PREMISES NUMBER: 301521936
INVOICE NUMBER: 1218789795

METER READING INFORMATION

METER 352480762

Read Dates: 08/27/25 - 09/28/25 (32 Days)

DESCRIPTION	CURRENT READING	PREVIOUS READING	USAGE
Mid Pk Energy	327 Actual	0 Actual	327 kWh
On-Peak Energy	277 Actual	0 Actual	277 kWh
Off-Peak Energy	1407 Actual	0 Actual	1407 kWh
Total Energy	2012 Actual	0 Actual	2012 kWh
Demand	Actual		7.236 kW
Billable Demand			7 kW

ELECTRICITY CHARGES

RATE: CTOU Com Energy TOU

DESCRIPTION	USAGE UNITS	RATE	CHARGE
Service & Facility			\$12.00
CTOU On-Peak	277 kWh	\$0.161810	\$44.82
CTOU Shoulder	327 kWh	\$0.110890	\$36.26
CTOU Off-Peak	1407 kWh	\$0.059980	\$84.39
RDA	2011 kWh	-\$0.001150	-\$2.32 CR
Demand Side Mgmt	165.47	9.85%	\$16.31
PurchCapCostAdj	165.47	3.65%	\$6.04
Trans Cost Adj	165.47	8.16%	\$13.51
ECA Q3	165.47	37.78%	\$62.51
Trans Elec Plan	165.47	2.16%	\$3.57
Renew. Energy Std Adj			\$2.78
Colo Energy Plan Adj			\$2.78
Clean Energy Plan Rev			\$3.47
Energy Assistance Chg			\$0.81
Subtotal			\$286.93
Franchise Fee		3.00%	\$8.57
Sales Tax			\$27.26
Total			\$322.76

ENERGY YOU CAN COUNT ON.

We're proud to provide reliable energy to your community, whether in your home or at your business. We work to keep costs low as we focus on the safety and reliability of the electric and natural gas systems that serve you, while transitioning to cleaner energy.

Learn more at [xcelenergy.com](https://www.xcelenergy.com).

TOGETHER WE POWER STABILITY.

Energy Outreach Colorado is a nonprofit partnering with Xcel Energy to provide energy bill payment assistance and energy-efficiency upgrades for affordable housing and nonprofit facilities. We need your help today! There are three ways to contribute:



1. Visit the Energy Outreach Colorado website at www.energyoutreach.org to make a one-time donation.
 2. **CHECK THE RED BOX** on the front-left side of this payment stub AND select a tax-deductible contribution below.
MONTHLY DONATION:
\$20 ____ \$10 ____ \$5 ____ Other _____
 3. Make a one-time, tax-deductible contribution of \$ _____
- Enclose this form with your Xcel Energy payment. Or, mail to:
ATTN PAR Dept., PO BOX 8, EAU CLAIRE, WI 54702-0008
(Please make your check payable to Energy Outreach Colorado.)

Customers that choose to donate will have account information securely shared with Energy Outreach Colorado for tax purposes only.



STAY AWAY. STAY SAFE.

Always assume that electric lines and equipment are energized, even if they do not appear to be "live". Stay at least 30 feet away from downed lines.

Learn more at
xcelenergy.com/Safety.

SERVICE ADDRESS	ACCOUNT NUMBER		DUE DATE
5460 AND 5500 E 56TH LLC 5500 E 56TH AVE COMMERCE CITY, CO 80022-3825	53-0015496246-3		10/20/2025
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	946583384	09/29/2025	\$405.45

Meter 000352480762 Max Demand 09/10/2025 16:15

SERVICE ADDRESS: 5500 E 56TH AVE COMMERCE CITY, CO 80022-3825
NEXT READ DATE: 10/30/25

NATURAL GAS SERVICE DETAILS (See back of your bill for explanation of billing terms)

PREMISES NUMBER: 301521936
INVOICE NUMBER: 0569219042

METER READING INFORMATION			
METER 20314345		Read Dates: 08/28/25 - 09/29/25 (32 Days)	
DESCRIPTION	CURRENT READING	PREVIOUS READING	USAGE
Total Energy	5015 Actual	5010 Actual	5 ccf

NATURAL GAS ADJUSTMENTS

DESCRIPTION	VALUE UNITS	CONVERSION	VALUE UNITS
Therm Multiplier	5 ccf	x 0.874814	4 therms

NATURAL GAS CHARGES

RATE: CSG Commercial

DESCRIPTION	USAGE UNITS	RATE	CHARGE
Service & Facility			\$49.44
Usage Charge	4 therms	\$0.250770	\$1.00
Interstate Pipeline	4 therms	\$0.052500	\$0.21
Demand Side Mgmt			\$2.76
Natural Gas Q3	4 therms	\$0.369600	\$1.48
GRSA			\$0.23
Energy Assistance Chg			\$0.81
Subtotal			\$55.93
Franchise Fee		3.00%	\$1.65
Sales Tax			\$5.25
Total			\$62.83

OTHER RECURRING CHARGES DETAILS

INVOICE NUMBER: 1218789767
ADDRESS: 5500 E 56TH AVE
COMMERCE CITY, CO 80022-3825

DESCRIPTION	USAGE UNITS	UNIT CHARGE	QTY	CHARGE
Install Number 233542				
08/27/25 to 09/27/25				
39 WATT LED DK-DN PLL OPT A				
Parking Lot Lights	14 kWh	\$16.51	1	\$16.51
Trans Cost Adj				\$0.05
Demand Side Mgmt				\$0.06
Purch Cap Cost Adj				\$0.01
ECA Q3				\$0.48
Renew. Energy Std Adj				\$0.16
Colo Energy Plan Adj				\$0.16
Clean Energy Plan Rev				\$0.21
Subtotal				\$17.64
Franchise Fee				\$0.53
Sales Tax				\$1.69
Total				\$19.86

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09/29/2025

53-0015496246-3

IMPORTANT PHONE NUMBERS (Available 24 hours, 7 days a week)Electric Emergencies: **800-895-1999** Natural Gas Emergencies: **800-895-2999** Call Before You Dig: **811** Telecommunications Relay Service (TRS): **711****CONVENIENT WAYS TO PAY YOUR BILL****Standard Payment Options** (no fees apply):

- **My Account:** View and pay your bill using our mobile app, see your energy use and access your account information.
- **Auto Pay:** Automatically pay your bill directly from your bank account.
- **Pay by Phone:** Make your payment from your checking or savings account with a phone call to **800-895-4999**.

- **Pay by Mail:** Return the enclosed pre-addressed envelope to **Xcel Energy, PO Box 660553, Dallas, TX 75266-0553**. Include the attached bill stub for faster processing along with your payment. Apply proper postage.

Electronic Check Conversion: When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

GLOSSARY

Clean Energy Plan Revenue (Clean Energy Plan Rev): funds costs associated with adding new power generation under the 2021 Clean Energy Plan as we deliver more reliable, affordable, low-cost clean energy options.

Colorado Energy Plan Adjustment (Colo Energy Plan Adj): funds voluntary early retirement for Xcel Energy's coal-fired power plants as part of our plan to cut carbon emissions by 2030 and provide net-zero energy by 2050.

Demand Charge: recovers costs to produce and deliver power to you, including the costs of poles and wires, transmission and distribution facilities in the power grid.

Demand Peak Day Quantity (Demand PDQ): applies to large commercial and industrial customers only. It's a measurement of their highest daily use of electricity during a monthly billing cycle.

Demand-Side Management Cost Adjustment (Demand Side Mgmt): recovers costs of energy efficiency and conservation programs that encourage customers to reduce their energy use. If you receive electricity and natural gas from us, you will see two charges.

Energy Assistance Charge: Required by House Bill 21-1105, we collect and remit this monthly charge to Energy Outreach Colorado for bill assistance for income-qualified customers. If you receive electricity and natural gas from us, you will see two charges. If you're struggling to pay your utility bills, you might qualify for exemption from a monthly charge related to energy assistance and be eligible for utility bill payment assistance. Please call 1-866-HEAT-HELP to see if you qualify. You may request to opt out of this charge by calling 800-895-4999.

Si tiene dificultades para pagar sus facturas de energía, es posible que reúna los requisitos para recibir asistencia para pagar sus facturas y que sea elegible para la exención del cargo por asistencia energética. Llame al 1-866-HEAT-HELP (1-866-432-8435) para ver si califica para recibir asistencia.

Electric Commodity Adjustment (ECA): recovers the cost of fuel used to generate the electricity you use. We pass on the wholesale cost to customers without a markup. Costs are adjusted on a quarterly basis to reflect market conditions.

Energy Charge: the variable costs of producing energy not collected through quarterly commodity adjustments.

Franchise Fee: pays cities and counties for the right to use public streets to provide utility services. We collect this as a surcharge that is passed to your city and county.

Gas Cost Adjustment (Gas Cost Adj or Natural Gas): recovers the cost of natural gas purchased and delivered to you, including natural gas fuel, upstream transportation and storage services. We pass on the wholesale cost to customers without a markup. Costs are adjusted on a quarterly basis to reflect market conditions.

General Rates: your base rate charge, which includes the Service and Facility Charge, metering charges, a Demand Charge (if applicable), plus either an Energy Charge for electric service or the Usage Charge for gas service, as applicable.

General Rate Schedule Adjustments (GRSA): a percentage amount of your bill calculated for base rate charges, excluding the Service and Facility Charge for gas customers, the Energy or Usage Charge and the Demand or Capacity Charge. The adjustment can be positive or negative and is applied to your electric and/or natural gas bill.

Interstate Pipeline: reflects Xcel Energy's payments to interstate pipelines and storage facility operators to deliver natural gas into Xcel Energy's gas system. The Federal Energy Regulatory Commission regulates these upstream services and the rates charged to Xcel Energy.

Kilowatt Hour (kWh): measures the amount of electricity you use.

Late Payment Charge: We assess a late payment charge on any unpaid balance exceeding \$50.00. For residential customers, a late payment charge of 1% per month is applied. For commercial customers, a 1.5% late payment charge will be assessed.

Load Meter Charge: a flat monthly charge for those with customer-owned generation in parallel with Xcel Energy's system. This fee is for the cost of the meter needed for these accounts.

Natural Gas: reflects our cost to purchase natural gas fuel at market prices as approved by the Colorado Public Utilities Commission.

Production Meter Charge: a flat monthly charge for customers who have on-site power generation, like rooftop solar, and are connected to Xcel Energy's system. This fee is for the cost of the meter needed for these accounts.

Purchased Capacity Cost Adjustment (Purchased Cap Cost Adj): the cost to purchase electric generation from other suppliers.

Other Payment Options

Third-Party processing fees will apply. Xcel Energy does not collect or benefit from these fees:

- **Credit/Debit Card Payment:** To pay with your card, use **My Account** or call **833-660-1365**.
- **Pay Stations:** Visit [xcelenergy.com](https://www.xcelenergy.com) to find an in-person location near you.

Renewable Energy Standard Adjustment (Renew Energy Std Adj): a base rate charge which represents 1% of an electric bill and funds renewable energy programs as required by Colorado law under which utilities must generate or purchase increasing portions of their electricity from sun, wind or biomass.

Revenue Decoupling Adjustment: supports a program designed to encourage conservation without penalizing the energy provider for the reduction of electricity use. Adjusted quarterly, customers will either see a bill credit or a surcharge not to exceed 3% of your overall bill.

Service & Facility Charge: a flat monthly charge for the meter on your home, having the meter read, billing support and customer service needs.

Smart Meter Opt Out: Eligible customers may opt out of a standard smart meter and instead receive a non-communicating meter, which includes a monthly manual meter reading fee, as well as meter exchange fees at the start and end of service. To opt out of a smart meter, call **800-895-4999** or visit [xcelenergy.com/SmartMeter](https://www.xcelenergy.com/SmartMeter).

Time-of-Use Rates: electricity use charges for customers on our time-differentiated pricing plan. Electricity pricing varies depending on when you use it. The On-Peak period is 3-7 p.m., weekdays except holidays; Mid-Peak is 1-3 p.m., weekdays except holidays; Off-Peak is all other hours.

Therm: measures your natural gas use. One therm is equal to 100 cubic feet of natural gas. A dekatherm is 10 therms.

Therm Multiplier: natural gas usage is measured in therms. This is the conversion from the volume of natural gas (cubic feet) to energy use (therms).

Transmission Cost Adjustment (Trans Cost Adj): recovers transmission investments for infrastructure to carry electricity from a power plant to your home and business that results in a net increase in transmission capacity or are part of an approved Wildfire Mitigation Plan. Also recovers distribution costs pursuant to Colorado Senate Bill 24-218.

Transportation Electrification Plan Adjustment (Trans Elec Plan): funds programs to help customers unlock the benefits of electric transportation.

Usage Charge: covers the costs for providing natural gas service, including moving natural gas through pipelines and storage to your home or business, that are not recovered through other charges.

Wildfire Mitigation Adjustment (WMA): recovers the costs of wildfire prevention work in our approved mitigation plan that are not recovered through other charges.

RESOURCES TO BETTER UNDERSTAND YOUR BILL

Find more information online about ways to pay and manage your bill, how to read your bill, energy assistance programs and more. Bills are even easier online. Go paperless. Download our Mobile App to manage your bill with ease and when you're on the go. Available now in the Apple Store and in Google Play.

Billing summary note: Depending on the date your bill was calculated, you may see a line item included twice, showing different quarterly adjustments.



YOUR PRIVACY IS IMPORTANT TO US— BECAUSE IT'S IMPORTANT TO YOU.

Information about Xcel Energy's privacy practices

We understand that privacy is important to you, and we respect your privacy concerns. This notice describes our privacy practices, including the choices you can make about how we use and share your information. We will notify you in the event we make any important changes to our privacy practices.

Types of information we collect

Xcel Energy collects information about customers, which often includes:

- Contact information.
- Demographic information.
- Details about your home and its energy-related equipment.
- Usernames, IDs and passwords for accounts that you may establish on our websites.
- Your payment history and details, such as bank account information and billing address.
- Other information from credit reporting agencies.
- Social Security Number (SSN).
- Energy usage data (including information collected from utility meters that measure how you use energy or via participation in our renewable energy, energy efficiency or conservation programs).

You may request to review the information we maintain about you in the ordinary course of business, and request to make changes, free of charge, via our My Account site, on our Privacy page or by contacting us as specified by the More Information section below.

The type of energy usage data collected from meters installed at your premise, and the frequency with which we collect and store that information, varies depending on the type of meter you have installed. Please visit xcelenergy.com/ReadingMeters for more information on our metering technology.

Customers can access and share their standard customer data reports at any time for free. Visit xcelenergy.com/MyAccount to view your billing information. You can see your energy use for no additional charge by clicking "Usage" at the upper right of your My Account page.

You or a third party (with your consent) may request a standard or non-standard batched customer data report that, at a minimum, will contain your customer number, premise number, service address, meter number, meter read date and total energy usage. We provide standard customer data reports no more frequently than monthly.

If you visit our websites or social media pages, we may collect additional information (such as IP address) by automated means. For more information on our Privacy Notice, please refer to xcelenergy.com/Privacy.

How we use the information we collect

The information we collect about you is used to provide regulated utility service in the ordinary course of business, to manage your account and for the billing process for Xcel Energy products and services. We also use it to communicate with you, respond to your questions, provide customer support, improve our service and product offerings, protect against fraud and comply with legal requirements. We may also supplement the information we have about you with additional data we obtain from third parties to perform analytics (such as market research and trend analysis), which are intended to make our communications and the products and services we offer to you more relevant.

Information disclosures

Xcel Energy recognizes your expectation of privacy for your personal information and energy usage data. While such information is in our possession, we will take all reasonable precautions to protect its privacy and security. We will not disclose this information to third parties except as described in our Privacy Notice, which is available at xcelenergy.com/Privacy. This means that we will only disclose your information in limited circumstances, such as when permitted or required by law or applicable regulations, where necessary to provide you with service or operate our business or with your explicit consent.

We may disclose aggregated or de-identified energy usage data to third parties as permitted or required by law or applicable regulations. Aggregated data reports will not contain customer identifying information.

You can choose to share certain information with third parties, including your energy usage data, if you authorize the disclosure and submit a specific consent form. Information on how to provide authorization and the required form is available at xcelenergy.com/Privacy. Before you give permission to pass your information on to a third party, you should consider how the third party wants to use the information they are asking for. With your customer information it may be possible to obtain insight into your activities and the way you use energy.

Declining a third-party request for the release of your information will not affect the provision of any service you receive from Xcel Energy. You may terminate or limit any consent you previously granted for access to, or disclosure of, your data to a third party at any time by contacting us at DataRequest@xcelenergy.com or P.O. Box 8, Eau Claire, WI 54702.

More information

If you would like more information regarding our privacy practices, have questions or comments about our Privacy Notice or would like to update information we have about you or your customer data preferences, please call us at 800-895-4999.



SU PRIVACIDAD ES IMPORTANTE PARA NOSOTROS PORQUE ES IMPORTANTE PARA USTED.

Información sobre las prácticas de privacidad de Xcel Energy

Comprendemos que la privacidad es importante para usted y respetamos sus inquietudes sobre este tema. Este aviso describe nuestras prácticas de privacidad, incluidas las opciones que tiene a su disposición con respecto a cómo utilizamos y compartimos su información. Lo notificaremos en caso de que realicemos cambios significativos en nuestras prácticas de privacidad.

Tipos de información que recabamos

Xcel Energy recopila información sobre los clientes, que a menudo incluye:

- Información de contacto.
- Información demográfica.
- Detalles sobre su hogar y los equipos relacionados con electricidad con los que cuenta.
- Nombres de usuario, ID y contraseñas para cuentas que usted pueda crear en nuestros sitios web.
- Su historial y detalles de pagos, como información de la cuenta bancaria y dirección de facturación.
- Otra información de agencias de informes de crédito.
- Número de Seguro Social (Social Security Number, SSN).
- Datos de consumo de energía (incluida la información recopilada de medidores de servicios públicos que miden cómo utiliza la energía o a través de la participación en nuestros programas de energía renovable, eficiencia energética o conservación).

Puede solicitar revisar la información que mantenemos sobre usted en el curso ordinario de las actividades comerciales y solicitar que se realicen cambios, de forma gratuita, a través de nuestro sitio web Mi cuenta, en nuestra página de Privacidad o comunicándose con nosotros según se especifica en la sección Más información a continuación.

El tipo de datos de consumo de energía recopilados de los medidores instalados en sus instalaciones y la frecuencia con la que recopilamos y almacenamos esa información varían según el tipo de medidor que haya instalado. Visite [xcelenergy.com/ReadingMeters](https://www.xcelenergy.com/ReadingMeters) para obtener más información sobre nuestra tecnología de medición.

Los clientes pueden acceder a sus informes de datos estándar del cliente y compartirlos en cualquier momento de forma gratuita. Visite [xcelenergy.com/MyAccount](https://www.xcelenergy.com/MyAccount) para ver su información de facturación. Puede ver su consumo de energía sin cargo adicional haciendo clic en "Usage" (Consumo) en la parte superior derecha de la página My Account (Mi cuenta).

Usted o un tercero (con su consentimiento) pueden solicitar un informe agregado de datos del cliente, estándar o no estándar, que, como mínimo, contendrá su número de cliente, número de instalación, dirección de servicio, número de medidor, fecha de lectura del medidor y consumo total de energía. Proporcionamos informes de datos de clientes estándar, como máximo, con una frecuencia mensual.

Si visita nuestros sitios web o páginas de redes sociales, podemos recopilar información adicional (como la dirección IP) usando medios automatizados. Para obtener más información sobre nuestro Aviso de privacidad, consulte [xcelenergy.com/Privacy](https://www.xcelenergy.com/Privacy).

Cómo usamos la información que recabamos

La información que recopilamos sobre usted se utiliza para proporcionar servicios públicos regulados en el curso ordinario de las actividades comerciales, para gestionar su cuenta y para el proceso de facturación de los productos y servicios de Xcel Energy. También la utilizamos para comunicarnos con usted, responder a sus preguntas, proporcionar asistencia al cliente, mejorar nuestra oferta de servicios y productos, protegernos contra el fraude y cumplir con los requisitos legales. También podemos complementar la información que tenemos sobre usted con datos adicionales que obtenemos de terceros para realizar análisis (como estudios de mercado y análisis de tendencias), que están destinados a hacer que nuestras comunicaciones y los productos y servicios que ofrecemos sean más relevantes para usted.

Divulgaciones de información

Xcel Energy reconoce sus expectativas de privacidad respecto de su información personal y datos de consumo de energía. Mientras dicha información esté en nuestro poder, tomaremos todas las precauciones razonables para proteger su privacidad y seguridad. No divulgaremos esta información a terceros, excepto según se describe en nuestra Política de aviso, que está disponible en [xcelenergy.com/Privacy](https://www.xcelenergy.com/Privacy). Esto significa que solo divulgaremos su información en circunstancias limitadas, como cuando lo permita o exija la ley o las normativas aplicables, cuando sea necesario para proporcionarle un servicio u operar nuestro negocio o con su consentimiento explícito.

Podemos divulgar a terceros datos agregados o no identificables de consumo de energía, según lo permita o exija la ley o las normativas aplicables. Los informes de datos agregados no contendrán información de identificación del cliente.

Puede optar por compartir cierta información con terceros, incluidos sus datos de consumo de energía, si autoriza la divulgación y envía un formulario de consentimiento específico. La información sobre cómo proporcionar la autorización y el formulario requerido está disponible en [xcelenergy.com/Privacy](https://www.xcelenergy.com/Privacy). Antes de dar permiso para transmitir su información a un tercero, debe considerar cómo el tercero desea utilizar la información que solicita. Por medio de su información de cliente, es posible que se pueda obtener información sobre sus actividades y la forma en que utiliza la energía.

Rechazar una solicitud de un tercero de divulgación de su información no afectará a la prestación de ningún servicio que reciba de Xcel Energy. Puede revocar o limitar cualquier consentimiento que haya otorgado previamente para el acceso a sus datos o la divulgación de estos a un tercero en cualquier momento poniéndose en contacto con nosotros en DataRequest@xcelenergy.com o en P.O. Box 8, Eau Claire, WI 54702.

Para obtener más información

Si desea obtener más información sobre nuestras prácticas de privacidad, si tiene preguntas o comentarios sobre esta política de aviso, o desea actualizar la información que tenemos sobre usted o sus preferencias sobre datos del cliente, llámenos al 800-895-4999.

PIPELINE SAFETY IS YOUR RESPONSIBILITY

Xcel Energy's natural gas network helps provide our gas customers with reliable, safe and affordable energy. We are committed to customer safety through safe pipeline operation, monitoring and by following pipeline safety regulations.

Understand your responsibilities for pipelines on your property to help keep everyone safe.

BEFORE YOU DIG

Know what's below. Contact **811** before you dig — every time — to have all buried lines located beforehand. The natural gas piping you own will not be located as part of this process. Licensed plumbing or heating contractors can help with; locating, inspecting, maintenance, and repairing your pipe, if necessary.

Follow these important steps to dig safely:

- Call **811** or visit **call811.com** to request a locate and follow the instructions fully.
- Mark with white paint or chalk the area you intend to dig.
- The waiting time varies by state so plan accordingly. Do not dig until you're notified that all locates are complete and the wait time has ended.
- Do not use mechanized equipment to expose the buried line. Dig carefully using hand tools to expose the buried line while observing and preserving the marks.
- Call **811** for reverification if you lose the markings or have questions.

CUSTOMER-OWNED LINES

Xcel Energy owns and maintains the natural gas piping from the street to our customers' gas meters, but as the property owner you are responsible for maintaining any natural gas lines from the meter outlet to gas appliances and equipment. In some cases, the meter may be located at your property line or a distance away from your home or business.

The customer-owned piping may be above or below ground, and buried gas lines may run from the meter to a detached garage, pool heater or other locations. Because buried gas pipes can leak and metal pipes may corrode with age, you should have your buried gas pipes inspected periodically and repair them as needed.

When excavating near buried gas piping, the piping should be located in advance, and the excavation done by hand. You should always call 811 to locate underground lines owned by your utility providers; however, the natural gas piping you own will not be located as part of this process. Licensed plumbing or heating contractors can provide assistance with locating, inspection, repairs and maintenance, if necessary.

WARNING SIGNS OF A GAS LINE LEAK: THESE MAY OR MAY NOT ALL BE PRESENT IN EVERY CIRCUMSTANCE.



SMELL

There may or may not be an odor like rotten eggs or sulfur.



SIGHT

There may or may not be dirt spraying in the air, continual bubbling in a pool of water, or dying/dead vegetation for no apparent reason.



SOUND

There may or may not be a slight hissing to a loud roar.

RESPOND SAFELY

If you suspect a gas leak **inside** your home or a building, quickly get everyone outside and safely away.

If it is **outside** on your property or someone else's, move a safe distance away and upwind of the odor.

ALWAYS FOLLOW THIS GUIDANCE:

- Do not use anything that can create a spark, as any spark can ignite gas. This includes matches and lighters; any phone, electric switches including garage door openers, appliances, or metal tools; or starting an engine.
- Warn others to stay away.
- Once safely away, call **911**, and then Xcel Energy at **800-895-2999**.

PIPELINE MARKERS

Gas transmission pipeline markers identify all transmission and some high-pressure distribution pipelines. However, never assume that the absence of a marker indicates the absence of a pipeline. While markers most typically follow a pipeline's general path, they never mark the pipeline's exact path, size, or depth.

The markers include the name of the company, its emergency contact phone number, the product in the pipeline, and a reminder that you must first contact **811** before digging. It is unlawful to remove a pipeline marker. Public maps for general location of pipelines are available at: www.npms.phmsa.dot.gov.

Visit xcelenergy.com/Safety for additional safety information. Xcel Energy offers a printed version of this information with a special scratch-and-sniff badge that will help you identify what it smells like if you have a natural gas leak. You can order one by submitting this form on our website: xcelenergy.com/GasInsertRequest.



LA SEGURIDAD DE LAS TUBERÍAS ES SU RESPONSABILIDAD

La red de gas natural de Xcel Energy ayuda a proporcionar energía confiable, segura y asequible a nuestros clientes del servicio de gas. Estamos comprometidos con la seguridad de los clientes a través de la operación segura de las tuberías, el monitoreo y el cumplimiento de las regulaciones de seguridad de las tuberías.

Comprenda sus responsabilidades con respecto a las tuberías en su propiedad para ayudar a mantener la seguridad de todos.

ANTES DE EXCAVAR

Reconozca lo que está de por debajo. Comuníquese con el **811** antes de excavar, siempre, para que todas las tuberías bajo tierra se ubiquen de antemano. Las tuberías de gas natural que posee no se ubicarán como parte de este proceso. Los contratistas de plomería o calefacción con licencia pueden ayudar a localizar, inspeccionar, dar mantenimiento y reparar su tubería si se hace necesario.

Siga estos pasos importantes para cavar de manera segura:

- Llame al **811** o visite **call811.com** para solicitar una localización y siga las instrucciones en su totalidad.
- Marque con pintura blanca o tiza el área que desea excavar.
- El tiempo de espera varía según el estado, por lo que debe planificar en consecuencia. No excave hasta que se le notifique que todas las ubicaciones están completas y el tiempo de espera haya finalizado.
- No utilice equipos mecanizados para cavar la tubería bajo tierra. Excave cuidadosamente usando herramientas manuales para dejar al descubierto la tubería bajo tierra mientras observa y preserva las marcas.
- Llame al **811** para volver a verificar si pierde las marcas o tiene preguntas.

LÍNEAS PROPIEDAD DEL CLIENTE

Xcel Energy es propietaria y mantiene las tuberías de gas natural desde la calle hasta los medidores de los clientes, pero como dueño de la propiedad usted es el responsable de dar mantenimiento a cualquier tubería de gas natural desde la salida del medidor hasta los aparatos electrodomésticos y equipos que operan con gas. En algunos casos es posible que el medidor se encuentre en la tubería de su propiedad o lejos de su casa o negocio.

La tubería propiedad del cliente puede ser subterránea o estar por encima de la superficie, y las tuberías de gas enterradas pueden correr desde el medidor hasta una cochera, un calentador de alberca u otras ubicaciones. Debido a que las tuberías de gas subterráneas pueden tener fugas y las tuberías de metal sufren corrosión con el paso del tiempo, usted debe solicitar una inspección periódica de las mismas y repararlas si es necesario.

Cuando excave cerca de tuberías de gas enterradas, debe localizarlas con anticipación y debe excavar a mano. Siempre debe llamar al 811 para localizar las tuberías subterráneas propiedad de sus proveedores de servicios; sin embargo, las tuberías de gas natural de su propiedad no se localizarán mediante este procedimiento. En caso necesario, los contratistas autorizados en fontanería o calefacción le pueden proporcionar ayuda en la localización, inspección, reparación y mantenimiento.

SEÑALES DE ADVERTENCIA DE UNA FUGA EN UNA TUBERÍA DE GAS: LAS SEÑALES PUEDEN O NO ESTAR PRESENTES EN TODAS LAS CIRCUNSTANCIAS.



Olor

Puede haber o no un olor como a huevo podrido o azufre.



Vista

Puede haber o no escombros de tierra pulverizada en el aire, burbujeo continuo en una piscina de agua, o vegetación muerta o en proceso de morir sin razón aparente.



Sonido

Puede haber o no desde un leve siseo hasta un estruendo fuerte.

RESPONDA DE MANERA SEGURA

Si sospecha que hay una fuga de gas **dentro** de su casa o de un edificio, saque rápidamente a todos afuera y aléjelos de manera segura.

Si está **afuera** en su propiedad o en la de otra persona, aléjese a una distancia segura y en dirección contraria al viento con respecto al olor.

SIGA SIEMPRE ESTA GUÍANZA:

- No use nada que pueda crear una chispa, ya que cualquier chispa puede encender el gas. Esto incluye fósforos y encendedores; cualquier teléfono, interruptores eléctricos, incluidos abrepuertas de garaje, electrodomésticos o herramientas metálicas; o arrancar un motor.
- Advierta a los demás que se mantengan alejados.
- Una vez que esté alejado de manera segura, llame al **911** y luego a Xcel Energy al **800-895-2999**.

MARCADORES DE TUBERÍAS

Los marcadores de tuberías de transmisión de gas identifican todas las tuberías de transmisión y algunas tuberías de distribución de alta presión. Sin embargo, nunca asuma que la ausencia de un marcador indica la ausencia de una tubería. Si bien los marcadores suelen seguir la trayectoria general de una tubería, nunca marcan la trayectoria exacta, el tamaño o la profundidad exactos de la tubería.

Los marcadores incluyen el nombre de la compañía, su número de teléfono de contacto de emergencia, el producto en la tubería y un recordatorio de que primero debe comunicarse con el **811** antes de excavar. Es contra la ley retirar un marcador de tubería. Los mapas públicos para la ubicación general de las tuberías están disponibles en: **www.npms.phmsa.dot.gov**.

Para obtener información de seguridad adicional, visite **xcelenergy.com/Safety**. Xcel Energy ofrece una versión impresa de esta información con un distintivo especial para rasgar y oler que lo ayudará a identificar a qué huele si tiene una fuga de gas natural. Puede pedir uno enviando este formulario en nuestro sitio web: **xcelenergy.com/GasInsertRequest**.



South Adams County WSD

6595 E 70th Ave
Commerce City, CO 80022

(303) 288-2646
Pay by phone: (844) 735-4551
Monday - Thursday 8:00am - 5:00pm; Friday
7:00am - 4:00pm

[Remove Account](#)

Have your bill paid automatically each month with Xpress Bill Pay's hassle-free Auto Pay feature.

Billing Address

10150 CO-2 LLC
4 STAR POINT SUITE 204
STANDFORD, CT 06902

Service Address

10150 HWY 2
COMMERCE CITY, CO 80022

Account Information

Account Number 606310.03
Billing Period End 10/04/2025
Account Type Utility
Due Date 10/24/2025
Select Billing Period 10/4/2025

DESCRIPTION	PREV READ DATE	READ DATE	METER	PREV READING	PRESENT READING	TOTAL USAGE
WA	08/27/2025	09/24/2025	15468470	64	65	1

Previous Payment Date 09/24/2025
Previous Payment Amount \$612.83

Total Charges

Water Service Fee	\$31.56
Centralized WaterSoftening Fee	\$7.78
Statement Charges	\$39.34
Amount Due	\$39.34

The information displayed here is provided by South Adams County WSD. If there is a discrepancy, please contact South Adams County WSD. Please note that this bill is only displaying payments made on or after 10/03/2025. Payments made directly to South Adams County WSD may or may not be displayed here.



South Adams County WSD

6595 E 70th Ave
Commerce City, CO 80022

(303) 288-2646
Pay by phone: (844) 735-4551
Monday - Thursday 8:00am - 5:00pm; Friday
7:00am - 4:00pm

[Remove Account](#)

Have your bill paid automatically each month with Xpress Bill Pay's hassle-free Auto Pay feature.

Billing Address

7627 DAHLIA LLC
4 STAR POINT SUITE 204
STAMFORD, CT 06902

Service Address

7627 DAHLIA ST
COMMERCE CITY, CO 80022

Account Information

Account Number	404043.02
Billing Period End	10/13/2025
Account Type	Utility
Due Date	11/02/2025
Select Billing Period	10/13/2025

DESCRIPTION	PREV READ DATE	READ DATE	METER	PREV READING	PRESENT READING	TOTAL USAGE
WA	09/04/2025	09/30/2025	60803024	1975	1975	0

Previous Payment Date	10/03/2025
Previous Payment Amount	\$513.04

Total Charges

Water Service Fee	\$173.58
Sewer	\$261.66
Centralized WaterSoftening Fee	\$77.80
Statement Charges	\$513.04
Amount Due	\$513.04

The information displayed here is provided by South Adams County WSD. If there is a discrepancy, please contact South Adams County WSD. Please note that this bill is only displaying payments made on or after 10/13/2025. Payments made directly to South Adams County WSD may or may not be displayed here.

ALTA COMMITMENT FOR TITLE INSURANCE

issued by:



CHICAGO TITLE
INSURANCE COMPANY

Commitment Number:

NCSCO00489

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

Countersigned By:

John Miller
Authorized Officer or Agent

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Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Matt Barlow Chicago Title Insurance Company 2121 K Street, N.W., Suite 1020, Washington, DC 20037 matt.barlow@ctt.com / (202)263-4712	Matt Barlow Chicago Title Insurance Company 2121 K Street, N.W., Suite 1020, Washington, DC 20037 matt.barlow@ctt.com / (202)263-4712

Order Number: NCSCO00489-SC

Property Address: 7627 Dahlia Street, Commerce City, CO 80022

SCHEDULE A

- Commitment Date: March 13, 2025 at 08:00 AM
- Policy to be issued:
 - ALTA Loan Policy 2021
Proposed Insured: lender with contractual obligations under a loan agreement with the vested owner identified at Item 4 below
Proposed Amount of Insurance: \$100,000.00
The estate or interest to be insured: A Fee Simple
- The estate or interest in the Land at the Commitment Date is:
A Fee Simple
- The Title is, at the Commitment Date, vested in:
[7627 Dahlia LLC, a Delaware limited liability company](#)
- The Land is described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

END OF SCHEDULE A

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EXHIBIT "A"

Legal Description

Parcel A:

That part of the NW 1/4 of Section 31, Township 2 South, Range 67 West of the 6th P.M., County of Adams, State of Colorado, descibed as follows:

Beginning at the center of said Section 31;
Thence North, 295.0 feet along the North - South centerline of said Section 31;
Thence South 89 Degrees 58 Minutes West, parallel to the South line of said NW 1/4, a distance of 290.0 feet;
Thence North, 107.0 feet;
Thence South 89 Degrees 58 Minutes West, 312.36 feet, more or less, to a point on the Easterly right of way line of the O'Brian Canal;
Thence South 16 Degrees 07 Minutes 30 Seconds East, 305.77 feet;
Thence South 10 Degrees 45 Minutes 30 Seconds West, 110.16 feet, more or less, to a point on the South line of said NW 1/4;
Thence North 89 Degrees 58 Minutes East, 538.00 feet along said South line to the Point of Beginning;

EXCEPT the East 30.0 feet thereof reserved for Dahlia Street;

And

That part of the NE 1/4 SW 1/4 of Section 31, Township 2 South, Range 67 West of the 6th P.M., Adams County, State of Colorado. Parcel 4, a part of Parcel 1, whose True Point of Beginning is 241.00 feet West of the NE corner NE 1/4 SW 1/4 Section 31, Township 2 South, Range 67 West;
Thence South 0°02'00" East, a distance of 135.60 feet;
Thence due West, a distance of 350.93 feet;
Thence North 22°02'35" East, a distance of 146.40 feet;
Thence due east, a distance of 296.12 feet to the True Point of Beginning.

Now known as Lot 1, Block 1, [Petco Subdivision](#), County of Adams, State of Colorado.

For Informational Purposes Only

Tax IN No.: R0226535 / 0172131203003

Tax ID No.: R0226536 / 0172131203003

Parcel B:

That part of the NW 1/4 of Section 31, Township 2 South, Range 67 West of the 6th P.M., described as follows:
Beginning at a point on North line NE 1/4, SW 1/4 Section 31, 30 feet West of center of said Section;
Thence South, 206.37 feet;
Thence West, 211 feet;
Thence North, 206.37 feet;
Thence East, 211 feet to the Point of Beginning, County of Adams, State of Colorado;

EXCEPT that portion conveyed to the County of Adams, State of Colorado, by the Warranty Deed recorded April 9, 2021 at [Reception No. 2021000043836](#) and July 1, 2021 at [Reception No. 2021000079405](#).

For Informational Purposes Only

Tax ID No.: R0077822 / 0172131300011

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SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Obtain a certificate of taxes due from the county treasurer or the county treasurer's authorized agent.

Note: Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of a Company agent, an authorized employee of the insured lender, or by using Bancserv or other Company-approved third-party service. If the above requirement cannot be met, please call the Company at the number provided in this report.

6. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below:
Limited Liability Company: 7627 Dahlia LLC, a Delaware limited liability company
 - a) A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member
 - b) A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
 - c) Recordation of a Statement of Authority
 - d) Copies of resolution(s), agreements and/or other documentation necessary to establish the authority of parties executing on behalf of entities disclosed as part of an organizational structure managing said Limited Liability Company.
7. Deed of Trust sufficient to encumber the estate or interest in the Land described or referred to herein for the benefit of the Proposed Insured Lender.
8. The Company will require a survey of the subject Land, which is in compliance with minimum technical standards, prepared by a duly registered and licensed surveyor. If the owner of the Land the subject of this transaction is in possession of a survey, the Company will require that said survey be submitted for review and approval; otherwise, a new survey, satisfactory to the Company, must be submitted to the Company for examination. In order to prevent delays, please furnish the survey at least 10 days prior to the close of this transaction.

If an existing survey is to be relied upon, an affidavit from the seller(s)/mortgagor(s) must be furnished to the Company stating that no improvements have been made on the Land the subject of this transaction or adjacent thereto subsequent to the survey presented to the Company.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

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SCHEDULE B, PART I - Requirements
(continued)

9. The Company will require that an Owner's Affidavit be completed by the party(s) named below before the issuance of any policy of title insurance.

Party(s): 7627 Dahlia LLC, a Delaware limited liability company

The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit.

Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

NOTE: THE ISSUANCE OF THE FORM 110.1 ENDORSEMENT OR DELETION 1-4 OF THE STANDARD EXCEPTIONS IS PREDICATED UPON THE SATISFACTION OF ALL REQUIREMENTS SET FORTH HEREIN AND EVIDENCE SATISFACTORY TO THE COMPANY THAT THERE HAS BEEN NO RECENT, ONGOING OR ANTICIPATED CONSTRUCTION ON THE LAND.

END OF SCHEDULE B, PART I

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SCHEDULE B, PART II - Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

NOTE: The above exception will not appear on policies where closing and settlement has been performed by the company.

6. Water rights, claims or title to water, whether or not these matters are shown by the Public Records.
7. Taxes and assessments for the current year, including all taxes now or heretofore assessed, due or payable.

NOTE: This tax exception will be amended at policy upon satisfaction and evidence of payment of taxes.

8. Any existing leases or tenancies, and any and all parties claiming by, through or under said leases.
9. Easements and notes as shown on the plat of Petco Subdivision, as recorded September 14, 1973 at [Reception No. A015532](#).

END OF SCHEDULE B, PART II

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COMMITMENT CONDITIONS**1. DEFINITIONS**

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I-Requirements;
- f. Schedule B, Part II-Exceptions; and
- g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I-Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.

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(continued)

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is Two Million And No/100 Dollars (\$2,000,000.00) or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

END OF CONDITIONS

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DISCLOSURE STATEMENT

- Pursuant to Section 38-35-125 of Colorado Revised Statutes and Colorado Division of Insurance Regulation 8-1-2 (Section 5), if the parties to the subject transaction request us to provide escrow-settlement and disbursement services to facilitate the closing of the transaction, then all funds submitted for disbursement must be available for immediate withdrawal.
- Colorado Division of Insurance Regulation 8-1-2, Section 5, Paragraph H, requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title insurance commitment, other than the effective date of the title insurance commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owners policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed". Provided that Fidelity National Title Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception No. 5 in Schedule B-2 will not appear in the Owner's Title Policy and Lender's Title Policy when issued.
- Colorado Division of Insurance Regulation 8-1-2, Paragraph M of Section 5, requires that prospective insured(s) of a single family residence be notified in writing that the standard exception from coverage for unfiled Mechanics or Materialmans Liens may or may not be deleted upon the satisfaction of the requirement(s) pertinent to the transaction. These requirements will be addressed upon receipt of a written request to provide said coverage, or if the Purchase and Sale Agreement/Contract is provided to the Company then the necessary requirements will be reflected on the commitment.
- Colorado Division of Insurance Regulation 8-1-3, Paragraph C. 11.f. of Section 5 - requires a title insurance company to make the following notice to the consumer: "A closing protection letter is available to be issued to lenders, buyers and sellers."
- If the sales price of the subject property exceeds \$100,000.00 the seller shall be required to comply with the Disclosure of Withholding Provisions of C.R.S. 39-22-604.5 (Nonresident Withholding).
- Section 39-14-102 of Colorado Revised Statutes requires that a Real Property Transfer Declaration accompany any conveyance document presented for recordation in the State of Colorado. Said Declaration shall be completed and signed by either the grantor or grantee.
- Recording statutes contained in Section 30-10-406(3)(a) of the Colorado Revised Statutes require that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right, and bottom margin of at least one-half of an inch. The clerk and recorder may refuse to record or file a document that does not conform to requirements of this paragraph.
- Section 38-35-109 (2) of the Colorado Revised Statutes, requires that a notation of the purchasers legal address, (not necessarily the same as the property address) be included on the face of the deed to be recorded.
- Regulations of County Clerk and Recorder's offices require that all documents submitted for recording must contain a return address on the front page of every document being recorded.
- Pursuant to Section 10-11-122 of the Colorado Revised Statutes, the Company is required to disclose the following information:
 - The subject property may be located in a special taxing district.

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DISCLOSURE STATEMENT
(continued)

- A Certificate of Taxes Due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent.
- Information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder or the County Assessor.
- Pursuant to Section 10-11-123 of the Colorado Revised Statutes, when it is determined that a mineral estate has been severed from the surface estate, the Company is required to disclose the following information: that there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and that such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Notwithstanding anything to the contrary in this Commitment, if the policy to be issued is other than an ALTA Owner's Policy (6/17/06), the policy may not contain an arbitration clause, or the terms of the arbitration clause may be different from those set forth in this Commitment. If the policy does contain an arbitration clause, and the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

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Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective January 1, 2025

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g., Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g., loan or bank account information);
- biometric data (e.g., fingerprints, retina or iris scans, voiceprints, or other unique biological characteristics; and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for these main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To prevent and detect fraud;
- To maintain the security of our systems, tools, accounts, and applications;
- To verify and authenticate identities and credentials;
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.
- To provide reviews and testimonials about our services, with your consent.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

State-Specific Consumer Privacy Information:

For additional information about your state-specific consumer privacy rights, to make a consumer privacy request, or to appeal a previous privacy request, please follow the link [Privacy Request](#), or email privacy@fnf.com or call (888) 714-2710.

Certain state privacy laws require that FNF disclose the categories of third parties to which FNF may disclose the Personal Information and Browsing Information listed above. Those categories are:

- FNF affiliates and subsidiaries;
- Non-affiliated third parties, with your consent;
- Business in connection with the sale or other disposition of all or part of the FNF business and/or assets;
- Service providers;
- Law endorsement or authorities in connection with an investigation, or in response to a subpoena or court order.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (fnf.com/california-privacy) or call (888) 413-1748.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginqueries@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes. For additional information about your Oregon consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710

FNF is the controller of the following businesses registered with the Secretary of State in Oregon: Chicago Title Company of Oregon, Fidelity National Title Company of Oregon, Lawyers Title of Oregon, LoanCare, Tigor, Title Company of Oregon, Western Title & Escrow Company, Chicago Title Company, Chicago Title Insurance Company, Commonwealth Land Title Insurance Company, Fidelity National Title Insurance Company, Liberty Title & Escrow, Novare National Settlement Service, Tigor Title Company of California, Exos Valuations, Fidelity & Guaranty Life, Insurance Agency, Fidelity National Home Warranty Company, Fidelity National Management Services, Fidelity Residential Solutions, FNF Insurance Services, FNTG National Record Centers, IPEX, Mission Servicing Residential, National Residential Nominee Services, National Safe Harbor Exchanges, National Title Insurance of New York, NationalLink Valuations, NexAce Corp., ServiceLink Auction, ServiceLink Management Company, ServiceLink Services, ServiceLink Title Company of Oregon, ServiceLink Valuation Solutions, Western Title & Escrow Company

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions or would like to correct your Personal Information, visit FNF's [Privacy Request](#) website or contact us by phone at (888) 714-2710, by email at privacy@fnf.com, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer



January 9, 2025

Mr. Kees t'Sas
Vice President, Investments
Jadian IOS
3201 New Mexico Avenue NW
Suite 305
Washington, DC 20016

Re: Petco Subdivision Rezone
Trip Generation Letter
Adams County, Colorado

Dear Mr. t'Sas,

This letter documents the results of a trip generation analysis for the proposed Petco Subdivision Rezone to be located at 7627 Dahlia Street in Adams County, Colorado. The purpose of this letter is to assess the anticipated traffic generation of the overall approximately 264,000 square foot site anticipated to be used as an industrial outdoor storage site as part of a proposed rezone of an existing subdivided I-1 zoned parcel to be replatted and combined with an adjacent I-2 parcel just to the north. A draft subdivision concept plan for the project is attached.

EXISTING PROJECT SITE

The existing overall 264,000 square foot site includes an approximately 15,000 square foot building but the lot is largely used as an outdoor storage site for vehicles, construction equipment, and other vehicle-related items. The southern portion of the site—Lot 1—includes the subdivided lot that is zoned as an I-1 parcel and is approximately 87,113 square feet in size while the northern portion—Lot 2—is zoned as an I-2 parcel and is approximately 177,009 square feet.

As noted, this project is proposing a rezone of the I-1 parcel to join the I-2 parcel to the north. Of note, much of the area surrounding the project site is also currently zoned as I-2 based on the Adams County zoning map and as such, it is believed this proposed rezone and replat will align to the uses in the surrounding area. An aerial photo that illustrates the project vicinity and approximate lot size is shown below (north is up).



Approximate Project Location

TRIP GENERATION

Site-generated traffic estimates are determined through a process known as trip generation. Rates and equations are applied to the proposed land use to estimate traffic generated by the development during a specific time interval. The acknowledged source for trip generation rates is the Trip Generation Manual¹ published by the Institute of Transportation Engineers (ITE). ITE has established trip rates in nationwide studies of many types of land uses. Based on the proposed use of industrial outdoor storage, the ITE Trip Generation Manual does not have a land use code that aligns well with this use case. While there is not yet a known end user of the proposed site in this project, it is anticipated to be used as an outdoor storage site such as vehicle storage, heavy equipment, an outdoor transloading facility, container storage, or storage of building materials. It should be noted that the existing site is also currently used as outdoor storage of various items.

As such, site-specific data of a similar site in Pueblo, Colorado that was used as outdoor semi-trailer storage for a Target distribution center nearby the site is referenced in this study. A traffic study letter was completed by Kimley-Horn for this Target site in January 2023, called Target PuebloPlex, and the study performed traffic counts entering and exiting the outdoor storage site. The site was approximately 300,000 square feet in size and as such, rather than prorating the estimated trip generation for this 264,000 square foot site in this study, because of its similar size and nature the trip generation estimates directly from the Target study are provided in this analysis. It is believed the Target site analyzed in that study is a similar land use for the end user of this proposed site. Applicable documents from the Target study are attached.

To provide a basis of the most relevant ITE land use code available, trip generation estimates for a High-Cube Transload and Short-Term Storage Warehouse (ITE Land Use Code 154) are provided in this analysis. A site matching this ITE land use code, per the ITE Trip Generation Manual, typically includes a building of 200,000 square feet or more of floor area and is primarily used for the storage and/or consolidation of manufactured goods prior to their distribution to retail locations or other warehouses. Based on the 264,000 square foot site, a floor-to-area ratio (FAR) typical of a site of this nature is as high as 0.40 and as such, a building size of 105,650 square feet (264,000 x 0.40) was used for ITE trip generation estimate purposes. While the proposed site is anticipated to be used as outdoor storage and will not hold a transload/storage warehouse building, particularly of this size, this is used for trip generation estimate purposes only. For this analysis, the ITE Trip Generation Manual average rates that apply to High-Cube Transload and Short-Term Storage Warehouse (ITE Land Use Code 154) were utilized for traffic associated with this development. The following table summarizes the estimated trip generation based on both the Target study and the ITE trip generation estimates for traffic associated with the development (calculations attached).

As shown in the table and based on available site-specific data and ITE Trip Generation calculations, Petco Subdivision Rezone could be expected to generate approximately 148 weekday daily trips, with between approximately 8 and 17 of those trips occurring during the

¹ Institute of Transportation Engineers, *Trip Generation Manual*, Eleventh Edition, Washington DC, 2021.

morning peak hour and 5 to 11 of those trips occurring during the afternoon peak hour. As noted previously, the existing site is also currently used as outdoor storage of various items and it is likely that any potential increase, if any, in traffic generation of the site following the proposed rezone will be negligible.

Petco Subdivision Rezone Traffic Generation

Land Use and Size	Weekday Vehicles Trips						
	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Target PuebloPlex Traffic Generation							
Outdoor Storage (Site-Specific) – 300,000 Square Foot Lot	N/A	10	7	17	3	2	5
ITE Trip Generation Estimates – ITE Trip Generation Manual, 11 th Edition							
High-Cube Transload and Short-Term Storage Warehouse (ITE 154) – 105,650 Square Foot Building	148	6	2	8	3	8	11

CONCLUSIONS

Based on the traffic analysis presented in this report, Kimley-Horn and Associates, Inc. believes that Petco Subdivision Rezone will be successfully incorporated into the existing and future roadway network. The following outlines the conclusions from our traffic analysis:

- The existing site is divided into two lots, with the southern lot—Lot 1—currently subdivided, zoned as an I-1 parcel, and totaling approximately 87,113 square feet. Lot 2 is zoned as I-2 zoning and occupies approximately 177,009 square feet. This study proposes rezoning the Lot 1 I-1 subdivided parcel to be replatted and combine with the Lot 2 I-2 parcel to provide an approximate 264,000 square foot lot to be occupied by a new user.
- The proposed site is anticipated to be used as industrial outdoor storage and based on available data, could be expected to generate approximately 148 weekday daily trips, with between 8 and 17 of these trips occurring during the morning peak hour and between 5 and 11 of these trips occurring during the afternoon peak hour.
- The existing site is also currently used as outdoor storage of various items and it is likely that any potential increase, if any, in traffic generation of the site following the proposed rezone will be negligible.

If you have any questions or require anything further, please feel free to call me at (720) 943-9962.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Jeffrey R. Planck, P.E.
Project Traffic Manager



APPLICATION

ADAMS COUNTY BOARD OF ADJUSTMENT
4201 EAST 72 AVENUE, COMMERCE CITY, COLORADO 80022
Telephone 287-0171 Ex. 21-22

CASE NUMBER: A-123-75

HEARING DATE: September 18, 1975

OFFICIAL MAP NO. E

DECISION: Granted

DATE REC'D: August 29, 1975

POSTING & APPL. FEE PD: 125.00 #8529

POSTING DATE: September 8, 1975

NO. OF LETTERS SENT: 4 DATE Sept 8, 1975

DATE F.A. LETTER SENT: Sept 8, 1975

REQUEST: A variance of 15' in landscape area.

DATE TO ENG. _____

DATE OF REHEARING: _____

DECISION: _____

NO. OF LETTERS SENT: _____ DATE: _____

DATE F. A. LETTER SENT: _____

*see footnote

Office Use only above lines

NAME OF APPLICANT: Petco, Inc. Interstate

ADDRESS: 7627 Dahlia Street, P.O. Box 447 PHONE: 288-0755, 289-2854

Commerce City Colorado 80022
City State Zip Code

1. Give in detail the particulars of your request:
(Applicant retain and review Page 5)

We have been doing business at this location for 14 years, with ample parking for our customers and office employees. The balance of our parking area is taken up with tractors, trailers and drivers. We have added on to our office and this brings us under your green belt regulation. In order to have a safe parking place for our customers and office employees we respectfully request a variance of 15 feet, in the green belt.

2. LEGAL DESCRIPTION OF SUBJECT LOCATION: Sec. 31 T 2 S, R 67 W ZONE DIST. 1-2
LOT 1 BLOCK 1 PETCO SUB

SUBJECT ADDRESS: 7627 Dahlia Street

3. Draw a sketch of area involved, indicating north; list streets, alleys, adjoining property owners, list dimensions, and other pertinent data:

ATTACHED

4. SIGNATURE OF OWNER/S: Petco Inc. by M. Heidewell
ADDRESS: _____

* Making this application is not to be construed as an approval for the requested use. If application is withdrawn after required posting date, fees will not be returned to applicant. Fees will not be returned regardless of decision.

PETITION

CASE NUMBER: A-123-75APPLICANT: Petco, Inc. InterstateSignatures and addresses of abutting property owners.
(Sides, rear and across street)

1. R.A. Nielsen Construction Co. Robert A. Nielsen 7131 Dahlia St.
2. Gib-SOH Paving Co. C. S. Siler, Jr.
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____
21. _____
22. _____
23. _____
24. _____
25. _____
26. _____
27. _____
28. _____
29. _____

X I, J. M. Glendwell,
the applicant for this Special Use and/or variance do hereby certify
that the above signatures are the true signatures of such persons
directly concerned.

DATE: 9-8-75

J. M. Glendwell
Applicant's signature

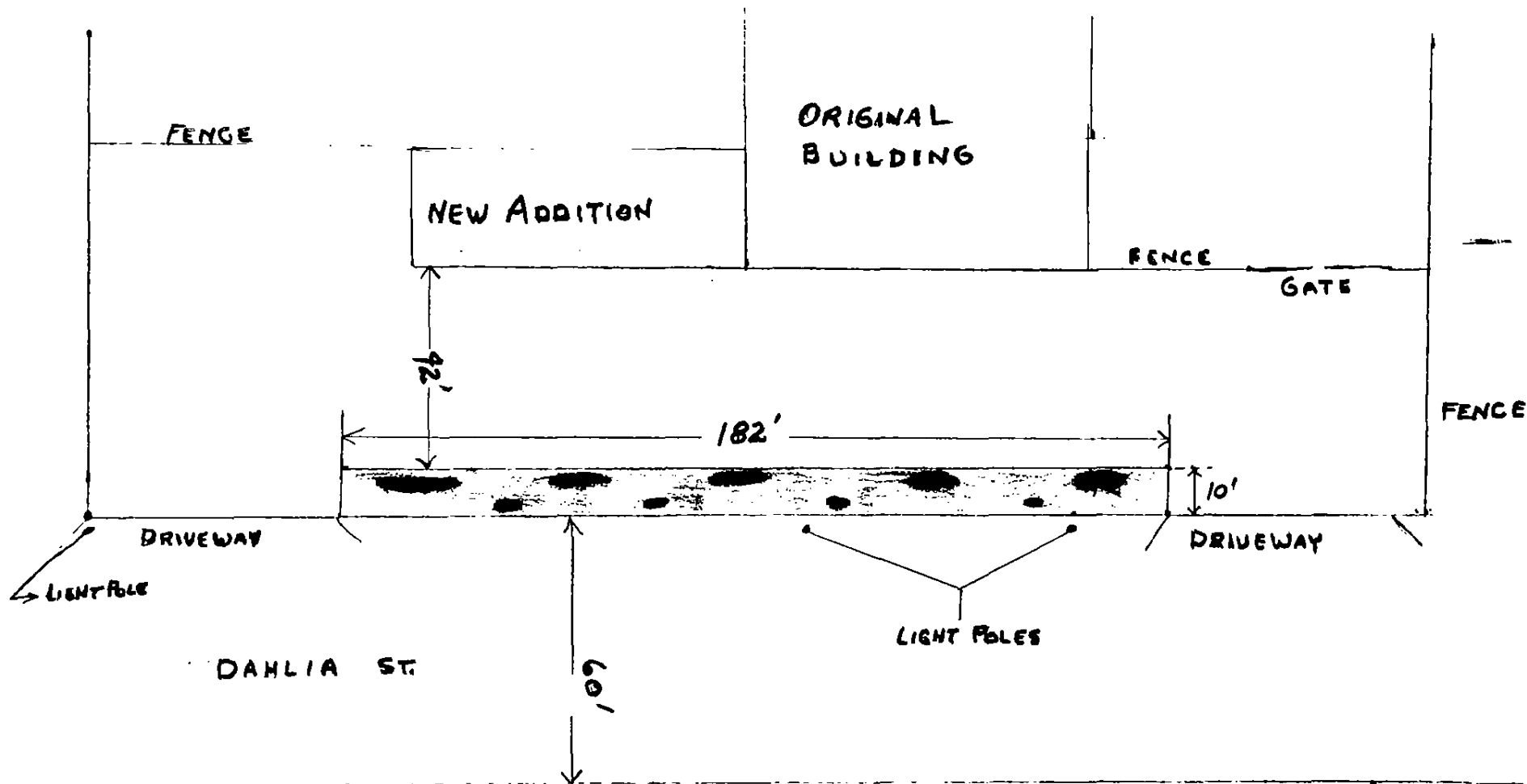
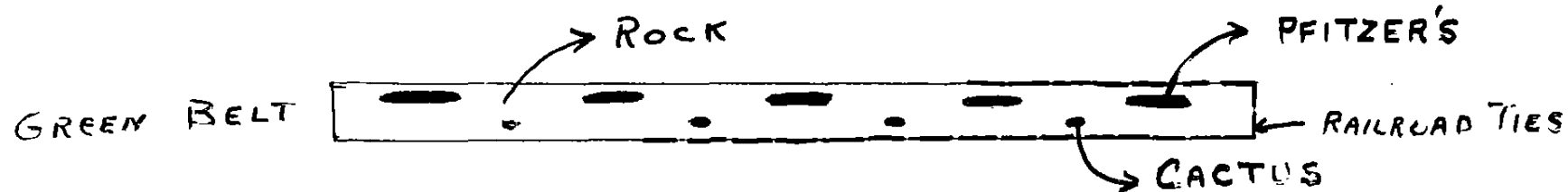
NAME AND ADDRESS LIST
(For mailing purposes only)

Please list the names and addresses of abutting property owners.
(sides, rear and across street)

CASE NUMBER: _____

APPLICANT: _____

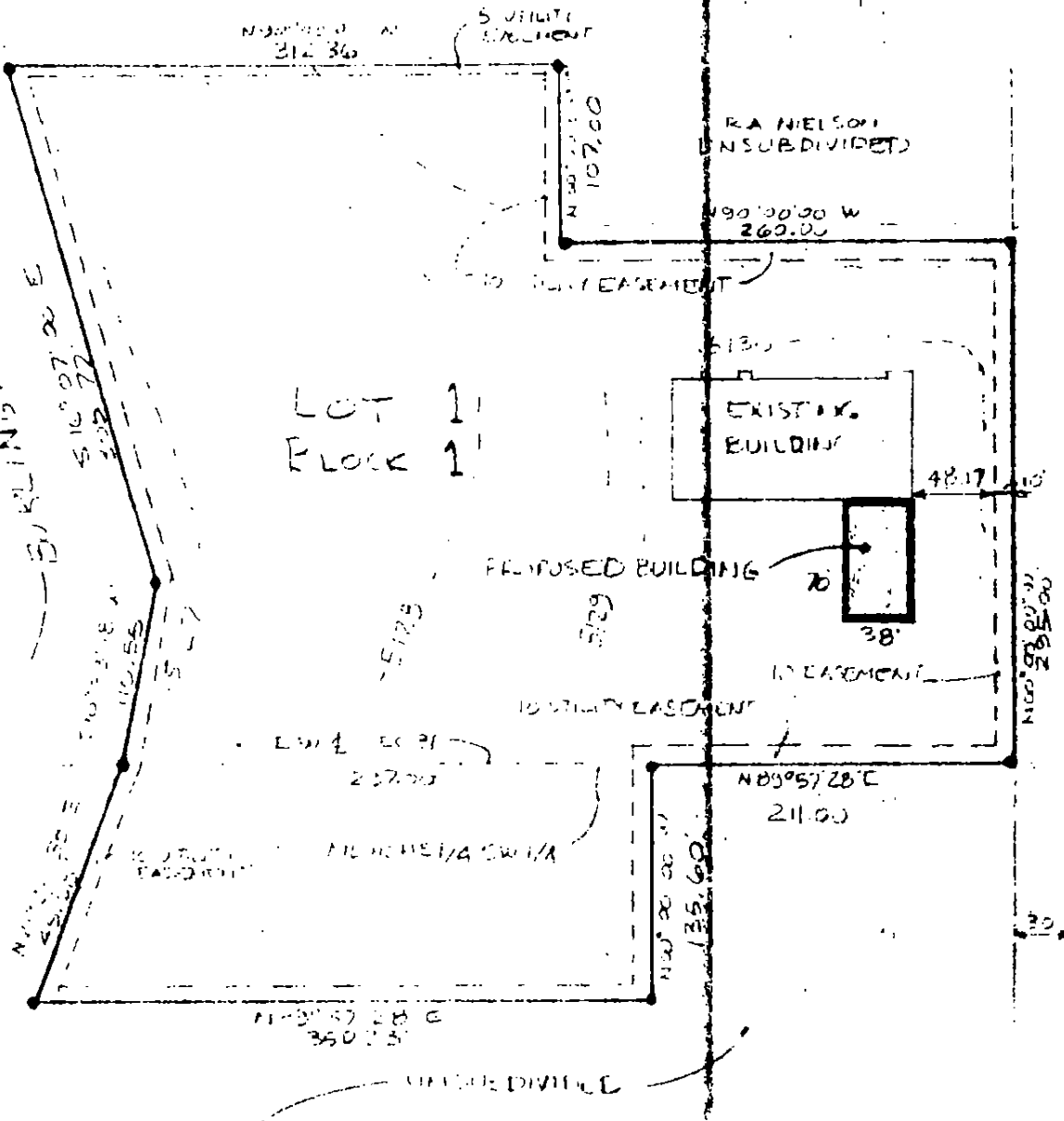
- | | |
|---|---|
| 1. <u>Nielsen R. A. Construction Company</u> | <u>7631 Dahlia St., Henderson, Colo. 80640</u> |
| 2. <u>Houston, Robert K. and Heffley, B. A.</u> | <u>Rt. 2, Brighton, Colo. 80601</u> |
| 3. <u>Gilson Paving Company</u> | <u>7505 Dahlia St., Commerce City, Colo. 80022</u> |
| 4. <u>Burlington Ditch</u> | <u>411 First Nat'l Bank Bldg, 10701 Melody Dr., Northglenn,</u>
<u>Colo. 80234</u> |
| 5. _____ | _____ |
| 6. _____ | _____ |
| 7. _____ | _____ |
| 8. _____ | _____ |
| 9. _____ | _____ |
| 10. _____ | _____ |
| 11. _____ | _____ |
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| 24. _____ | _____ |
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| 26. _____ | _____ |
| 27. _____ | _____ |
| 28. _____ | _____ |
| 29. _____ | _____ |
| 30. _____ | _____ |
| 31. _____ | _____ |



3" = 100'

→ N

CERRILLANAL DITCH
BURLINGTON



PROPOSED SITE PLAN OF ADDITION
 PETROLEUM TRADING COMPANY 7625 DAHLIA ST.
 ADAMS COUNTY, COLORADO DEC 6, 1974 SCALE 1"=100'

75797-74
 SCHEDULE NUMBER

TAX RECEIPT

PAYMENT OF TAXES ON THE
 FOLLOWING DESCRIBED PROPERTY

RECEIVED OF:

PETCO INC INTERSTATE
 7625 DAHLIA ST
 HENDERSON COLO 80640

LOT 1 BLK 1 EXC THE SLY
 139/60 FT. THEREOF
 PETCO SUBD

CK # 6743 2640.46

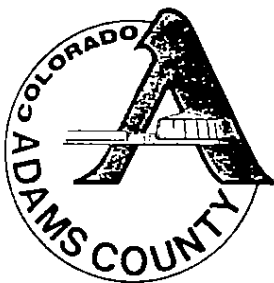
TAX YEAR	TAX DISTRICTS	
	REAL ESTATE	PERSONAL PROPERTY
1974	210	
<input checked="" type="checkbox"/> TOTAL TAX <input type="checkbox"/> FIRST HALF DATE 1/23/75		
PAID BY _____		
ADDRESS P. O. Box 417 (Community City 80022)		
<input type="checkbox"/> SECOND HALF DATE _____		
PAID BY _____		
ADDRESS _____		

PAID
 JAN 28 1975

THANK YOU
 ALLAN R. McKNIGHT
 ADAMS COUNTY TREASURER

VALUATION	TOTAL MILL LEVY	FIRST HALF	SECOND HALF	TOTAL TAXES	GENERAL TAXES MOFFAT TUNNEL PREDATORY AN OTHER
34,830	75.910	1,320.23	1,320.23	2,640.46	
75797	75.810	1,320.23	1,320.23	2,640.46	◀ TOTAL
ALLAN R. McKNIGHT ADAMS COUNTY TREASURER					JENALTY
BY <u>RS</u>					ADVERTISING
					TOTAL 2640.46

BOARD OF ADJUSTMENT



4201 E. 72nd AVE.
COMMERCE CITY, COLO. 80022 TELEPHONE 287-0171

COMMISSIONERS
Jerry Grant
Ralph Anderson
James Covey

September 8, 1975

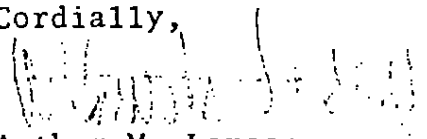
Petco, Inc. Interstate
7627 Dahlia Street (P.O. Box 447)
Commerce City, CO 80022

Your request for a variance in landscape area to be used for
parking.

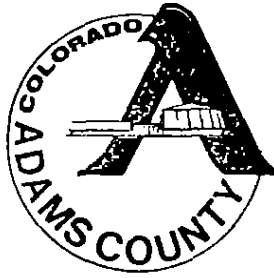
has been placed on the agenda for the regular meeting of the Adams
County Board of Adjustment, to be held in the Adams County Service
Building, 4201 East 72nd Avenue, Commerce City, Colorado, at 1:30 p.m.
on Thursday, September 18, 1975.

In order that consideration be given your request it will be
necessary for you, your agent or attorney to be present at said
hearing.

Cordially,


Arthur M. Larson
Secretary

BOARD OF ADJUSTMENT



4201 E. 72nd AVE.
COMMERCE CITY, COLO. 80022 TELEPHONE 287-0171

COMMISSIONERS
Jerry Grant
Ralph Anderson
James Covey

September 8, 1975

Burlington Ditch
411 First Nat'l Bank Bldg.
10701 Melody Drive
Northglenn, CO 80234

A public hearing has been set for September 18, 1975
at 1:30 p.m. in the Adams County Service Building, 4201 East
72 Avenue, Commerce City, Colorado regarding an application
requesting the following:

A variance in landscape area to be used for parking.

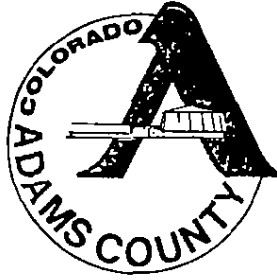
Applicant: Petco, Inc. Interstate
Case Number: A-123-75
Map Number: E

This is a public hearing and any interested parties may
attend and be heard.

Cordially,

A. M. Larson
Secretary

BOARD OF ADJUSTMENT



4201 E. 72nd AVE.
COMMERCE CITY, COLO. 80022 TELEPHONE 287-0171

COMMISSIONERS

Jerry Grant
Ralph Anderson
James Covey

September 8, 1975

Gilson Paving Company
7505 Dahlia Street
Commerce City, CO 80022

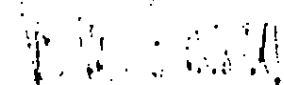
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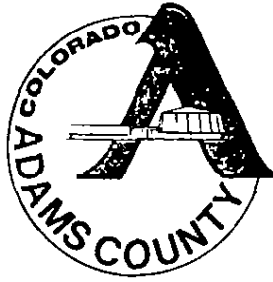
Applicant: Petco, Inc. Interstate
Case Number: A-123-75
Map Number: E

This is a public hearing and any interested parties may
attend and be heard.

Cordially,


A. M. Larson
Secretary

BOARD OF ADJUSTMENT



4201 E. 72nd AVE.
COMMERCE CITY, COLO. 80022 TELEPHONE 287-0171

COMMISSIONERS
Jerry Grant
Ralph Anderson
James Covey

September 8, 1975

Robert K. Houston and
B. A. Heffley
Route 2
Brighton, Colorado 80601

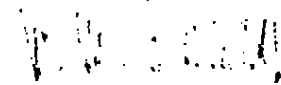
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requesting the following:

A variance in landscape area to be used for parking.

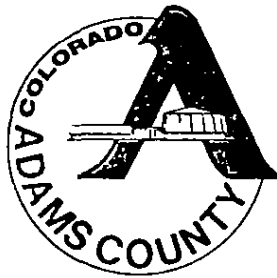
Applicant: Petco, Inc. Interstate
Case Number: A-123-75
Map Number: E

This is a public hearing and any interested parties may
attend and be heard.

Cordially,


A. M. Larson
Secretary

BOARD OF ADJUSTMENT



4201 E. 72nd AVE.
COMMERCE CITY, COLO. 80022 TELEPHONE 287-0171

COMMISSIONERS
Jerry Grant
Ralph Anderson
James Covey

September 8, 1975

R. A. Nielsen Construction Company
7631 Dahlia Street
Henderson, CO 80640


A public hearing has been set for September 18, 1975
at 1:30 p.m. in the Adams County Service Building, 4201 East
72 Avenue, Commerce City, Colorado regarding an application
requesting the following:

A variance in landscape area to be used for parking,

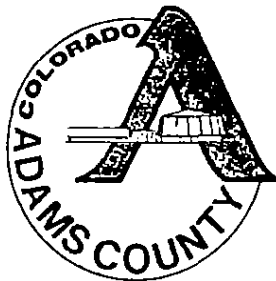
Applicant: Petco, Inc. Interstate
Case Number: A-123-75
Map Number: E

This is a public hearing and any interested parties may
attend and be heard.

Cordially,


A. M. Larson
Secretary

BOARD OF ADJUSTMENT



4201 E. 72nd AVE.
COMMERCE CITY, COLO. 80022 TELEPHONE 287-0171

COMMISSIONERS
Jerry Grant
John Campbell
James Covey

September 19, 1975

Petco, Inc. Interstate
7627 Dahlia Street
Commerce City, Colorado 80022

Re: CASE NUMBER: A-123-75
DATE OF HEARING: September 18, 1975
MAP NUMBER: E
LOCATION: 7627 Dahlia Street

The decision of the Adams County Board of Adjustment on your request
for a variance in landscape setback,

is as follows:

Granted as submitted.

Cordially yours,

Frank Sena, Vice Chairman
Adams County Board of Adjustment

STATEMENT OF AUTHORITY

This Statement of Authority is executed pursuant to C.R.S. § 38-30-172 on behalf of 7627 DAHLIA, LLC, a Colorado limited liability company ("Entity"), which has a mailing address of 1900 W Littleton Blvd, Littleton, CO 80120.

Daniel Schuchinsky, as managing member of the Entity, is authorized to execute instruments conveying, encumbering, and otherwise affecting that real property owned by the Entity and located at 7625-7627 Dahlia Street (parcel nos. 0172131203003 0172131300011 in Adams County, Colorado.

Executed this 14 day of November, 2025.

7627 DAHLIA, LLC, a
Colorado limited liability company

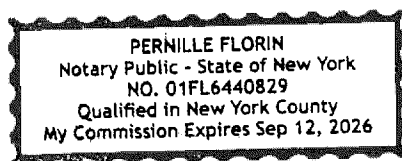
By: 

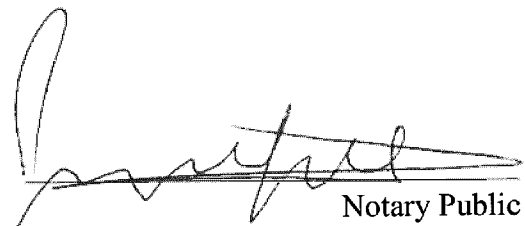
Daniel Schuchinsky

STATE OF New York)
)
COUNTY OF New York)

The foregoing instrument was acknowledged before me this 14 day of November 2025 by Daniel Schuchinsky as managing member of 7627 Dahlia, LLC, a Colorado limited liability company.

Witness my hand and official seal.




Notary Public

My commission expires: 12 sept, 2026